



MONTROSE LODGE, MARLBOROUGH ROAD, BOURNEMOUTH, BH4

£225,000 LEASEHOLD

A stunning one bedroom character apartment situated between both Bournemouth and Westbourne village. The first floor property has a perfect blend of period features with a modern kitchen and shower room as well as ample storage, large bay windows, fireplaces and allocated off road parking.

Beautiful One Bedroom Apartment | First Floor | Stained Glass Windows | Large Living Room | Exceptionally Spacious Bedroom | Blend of Modern & Character | Desirable Location | Allocated Parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

The property is accessed via a well presented communal hallway where a flight of stairs leads to the first floor and the private entrance to the apartment itself. There is an entrance lobby which leads through to the main hallway housing a useful storage cupboard, as well as doors to principal rooms.

The open plan kitchen living room is a particular feature of the apartment with a large, bright bay window which overlooks the front aspect. There is also a feature fireplace as well as ample space for a dining room table/chairs and a desk if required. The modern fitted kitchen is open to the living room and includes a range of base and eye level work units with space for domestic appliances. It also has a bright sash window overlooking the westerly aspect.

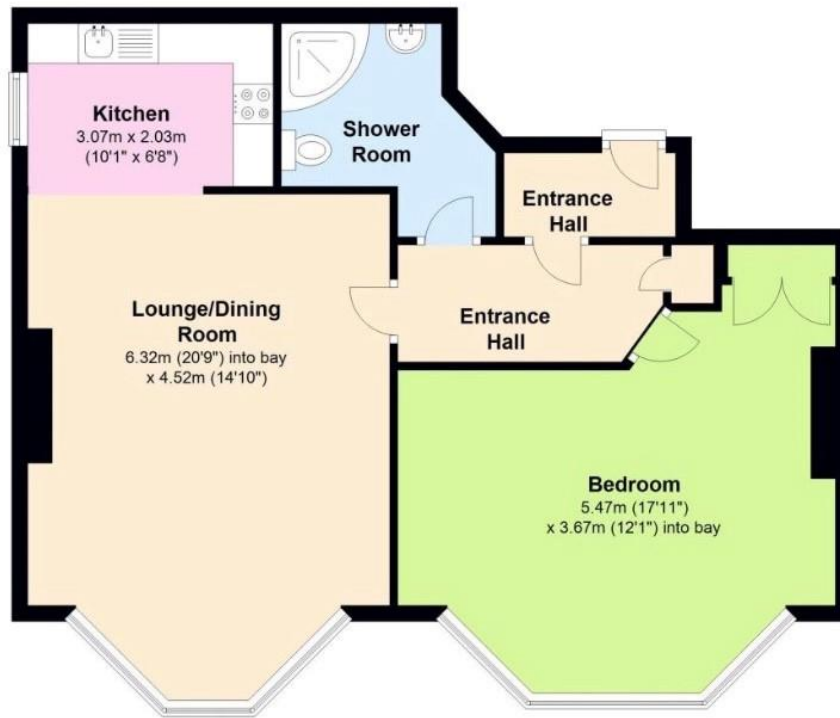
The bedroom is an exceptional size again with a feature bay window overlooking the front aspect and well manicured grounds. In addition there is a feature fireplace, fitted wardrobe and ample space for further bedroom furniture as required. The contemporary shower room comprises a double corner shower, WC and wash hand basin.

Throughout the apartment are multiple stained glass windows which allow for borrowed light within the hallway, bathroom and bedroom.

Outside an allocated off-road parking space is conveyed with the property. Gas central heating is provided via a communal system and the costs for this are included in the annual service charge. The heating is programmed to come on three times a day during the winter months.

First Floor

Approx. 65.0 sq. metres (699.4 sq. feet)



Total area: approx. 65.0 sq. metres (699.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
Plan produced using PlanUp.

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: B

TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2000 per annum to include costs for central heating, building insurance, gardening and general maintenance.

AT A GLANCE

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