



CRUSADER COURT, SURREY ROAD, BOURNEMOUTH, BH4

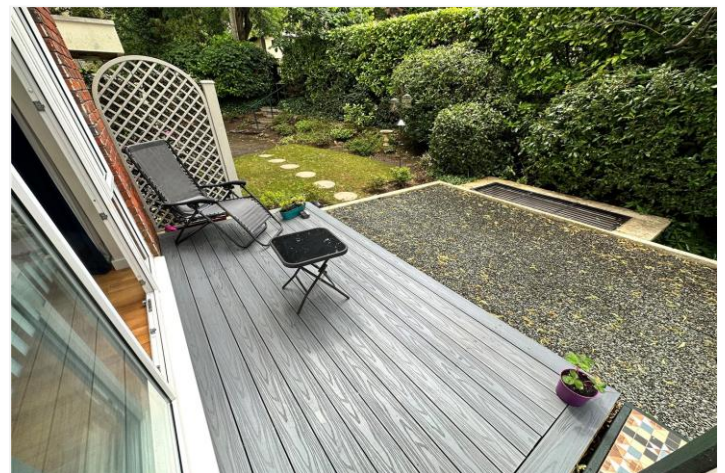
£195,000 SHARE OF FREEHOLD

An exceptionally large and well-presented one bedroom ground floor apartment which is perfectly situated adjacent to the Bournemouth gardens and a short walk to Westbourne. The property benefits from modern accommodation throughout with a private patio and underground parking.

Ground floor | One double bedroom | Large lounge diner | Modern fitted kitchen | Contemporary bathroom | Private patio | Underground parking | Close to Westbourne | Beautiful communal gardens

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

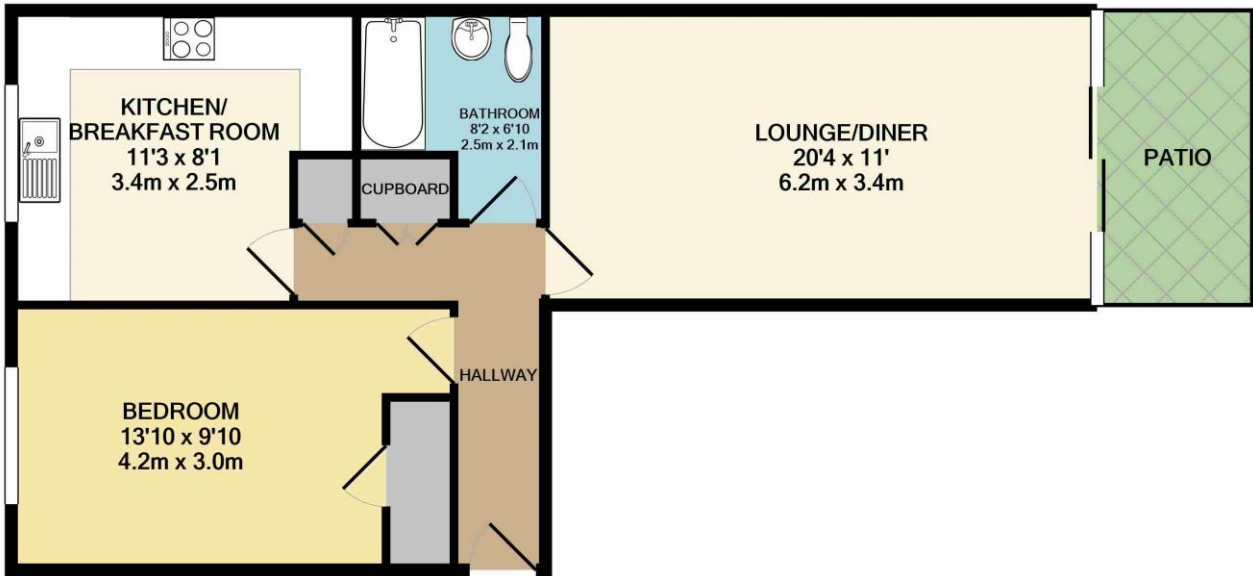
The apartment is situated on the ground floor which is accessed through well-presented communal hallways. A private front door then leads into the entrance hall which houses two storage cupboards and doors to principal rooms.

The bright lounge diner is a particular feature of the property being an especially good size and enjoying a south facing aspect with a sliding door providing access to a rear patio. The large kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There is a good size double bedroom benefiting from a fitted wardrobe and a large window overlooking the front aspect of the development. The new contemporary bathroom is tiled and comprises of a suite to include WC, wash hand basin and panelled bath with shower above.

A secure underground parking space is conveyed with the property as well as additional visitor parking. There is also a lockable storage cupboard which is private for the apartment.

There is a well maintained communal garden to the rear of the development in addition to a communal clothes drying area.



TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.8 SQ.M.)

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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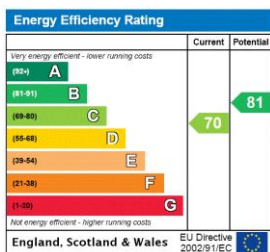
COUNCIL TAX BAND: B

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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