



## KNIGHTSBRIDGE COURT, CRANBORNE ROAD, BOURNEMOUTH, BH2

### **£289,950 LEASEHOLD**

An exceptionally well presented two double bedroom first floor apartment situated just a short walk away from the beach and town centre. The property views brilliantly with bright modern accommodation throughout.

First floor | Two double bedrooms | Two modern bathrooms |  
Contemporary kitchen | Large balcony | Lift to all floors | Gated  
underground parking | Close to the beach

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.



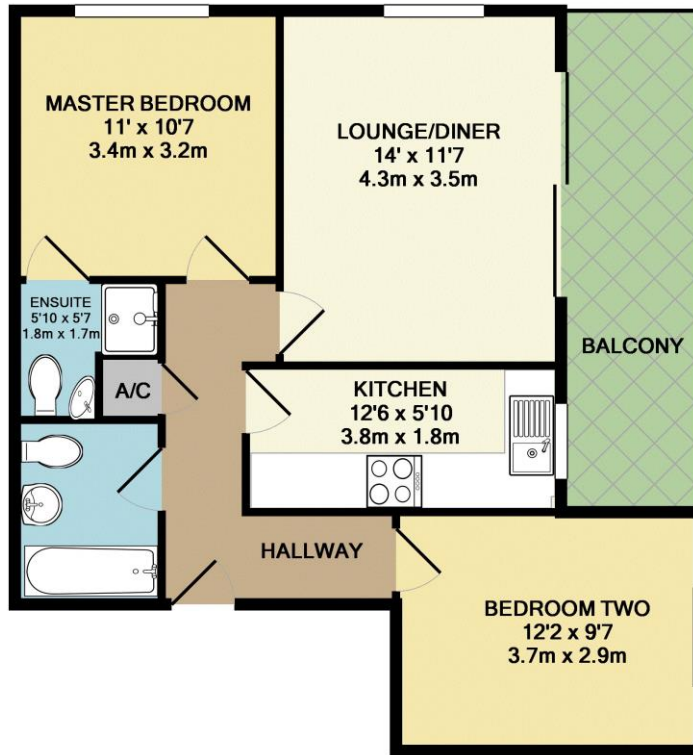


## DESCRIPTION

Located in the sought-after area of Bournemouth, this beautifully presented first-floor flat offers the perfect blend of modern amenities and coastal charm. With two double bedrooms and two bathrooms, this property is perfect for those seeking a second home or a permanent residence near the award-winning beach.

The property features a modern kitchen and bathrooms, a large balcony, and gated underground parking, making it ideal for those who value convenience and security. Just a stone's throw away from the town centre, residents can enjoy easy access to shops, restaurants, and good transport links.

Situated within walking distance to the trendy neighbourhood of Westbourne, residents can explore an array of boutique shops, cafes, and entertainment venues. And with the beach just a short stroll away, evenings and weekends can be spent enjoying the sea air and stunning coastal views.



TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 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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*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:** D

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1500 per annum

## AT A GLANCE

- First floor
- Two double bedrooms
- Two modern bathrooms
- Contemporary kitchen
- Large balcony
- Lift to all floors
- Gated underground parking
- Close to the beach

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	82
EU Directive 2002/91/EC			

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