



TIVERTON COURT, 24 MARLBOROUGH ROAD, BOURNEMOUTH, DORSET, BH4

£222,000 SHARE OF FREEHOLD

A well-presented top floor apartment set in one of the area's most popular roads which is short level walk to the vibrant coffee culture and shops of Westbourne whilst also being close to the beach. The property benefits from bright and spacious accommodation with a balcony and garage.

Top Floor Flat | Two Double Bedrooms | Walking Distance to Westbourne
| Share of Freehold with 142 Years Remaining on the Lease | Spacious
Living Room | Balcony | Bright Accommodation | Close to the Beach |
Garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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.



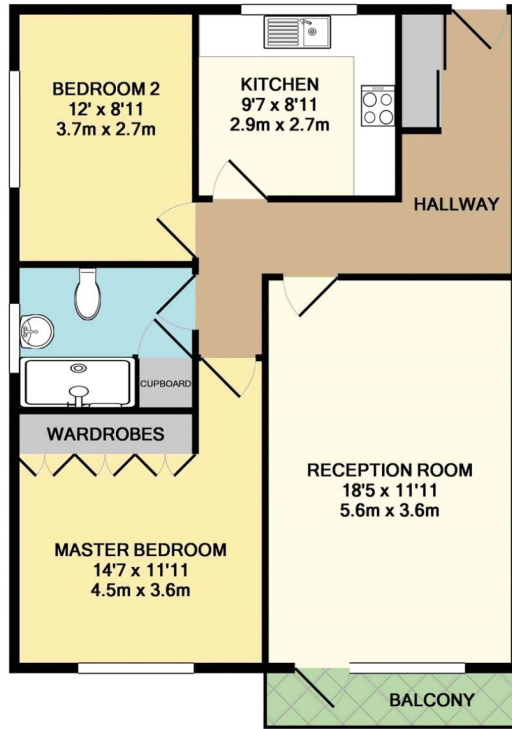
DESCRIPTION

The apartment is situated on the top (second) floor which is accessed via a flight of stairs through nicely presented hallways. A private front door then leads into the entrance hallway which houses large storage cupboards and doors to principal rooms.

The bright lounge diner benefits from south facing patio doors and access to a good size balcony. There is ample room for a large suite and dining table as required. The kitchen can be found just across the hallway and is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two double bedrooms with the master benefiting from a considerable amount of built in wardrobe space and a double glazed south facing window. The bathroom is tiled and comprises of a suite to include a walk in shower, wash hand basin and WC as well as incorporating the airing cupboard.

A garage is conveyed with the apartment and can be found to the rear of the development and there is additional visitor parking space located at the front.



TOTAL APPROX. FLOOR AREA 739 SQ.FT. (68.6 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
Made with Metropix ©2018

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: C

TENURE: Share of Freehold

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: £1100 per annum

AT A GLANCE

- Top Floor Flat
- Two Double Bedrooms
- Walking Distance to Westbourne
- Share of Freehold with 142 Years Remaining on the Lease
- Spacious Living Room
- Balcony
- Bright Accommodation
- Close to the Beach
- Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		49	75
England, Scotland & Wales		EU Directive 2002/91/EC	

Westbourne | 01202 767633 |

