



VIEWPOINT, SANDBOURNE ROAD, BOURNEMOUTH, BH4

£400,000 SHARE OF FREEHOLD

A bright and well presented two double bedroom apartment set within this very popular development which is situated in an enviable position close to the award winning beach in Alum Chine. The property offers good size accommodation throughout with a large balcony and underground parking. Viewpoint benefits from a private swimming pool set within the well maintained grounds.

Purpose built | Two double bedrooms | Two ensuite bathrooms | Lounge diner | Modern kitchen | Separate utility | Sunny balcony | Underground parking | Swimming pool

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

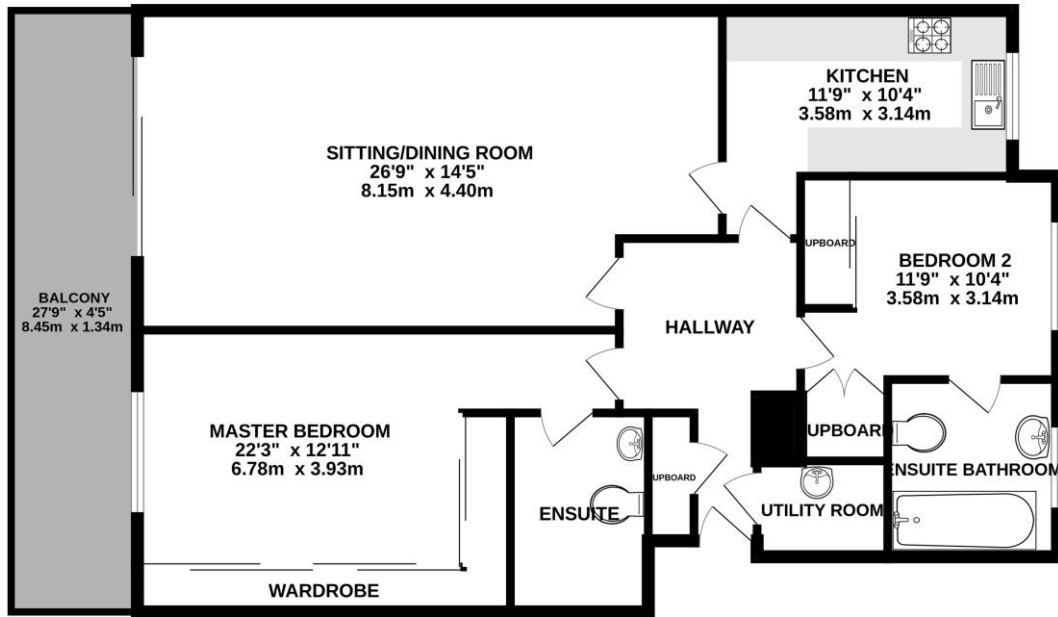
The apartment is situated on the third floor which is accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

The lounge is a superb size enjoying tree views through sliding patio doors which lead out onto the large sunny balcony. There is a dining area which has ample room for a large table. The modern kitchen can be accessed via the entrance hall or dining area and is fitted with a range of base and eye level work units with integrated appliances. There is a separate utility room which has space and plumbing for domestic appliances and additional storage space.

Both bedrooms are good size double rooms with fitted wardrobes and ensuite bathrooms. The master bedroom is a particularly large room with the added benefit of sunny tree views across the balcony.

A secure underground parking space is conveyed with the property. There are additional first come first serve surface level parking spaces.

1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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: E

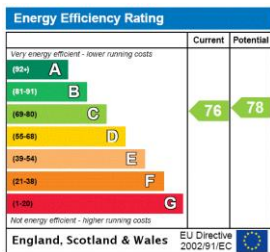
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £3250 per annum

AT A GLANCE

- Purpose built
- Two double bedrooms
- Two ensuite bathrooms
- Lounge diner
- Modern kitchen
- Separate utility
- Sunny balcony
- Underground parking
- Swimming pool



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