



**BRADBURNE ROAD, BOURNEMOUTH, DORSET, BH2**

**£152,500 LEASEHOLD**

An incredibly well-presented ground floor apartment situated adjacent to the Bournemouth gardens and just a short walk to the town centre. The property benefits from modern accommodation throughout with a private entrance and off-road parking.

Ground floor | Private entrance | Allocated parking | Large lounge diner |  
Modern kitchen | Contemporary bathroom | Spacious bedroom

Westbourne | 01202 767633 |

**Winkworth**

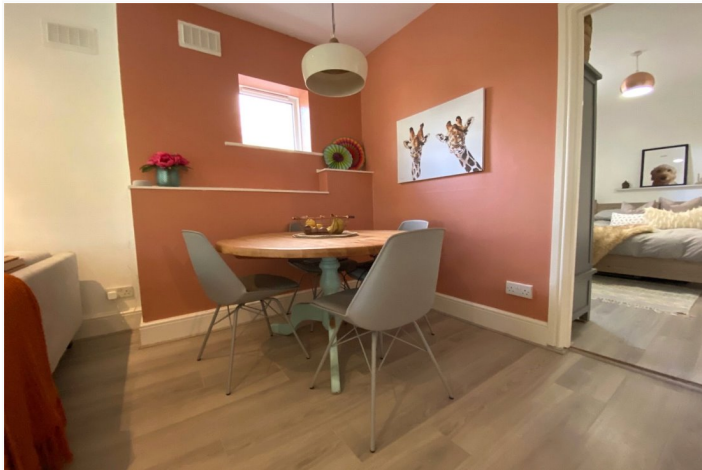


## LOCATION

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 property is situated on the ground floor of a character converted development and is accessed via private front door which leads directly into a large lounge dining room with views over the rear of the property and the Bournemouth Gardens beyond. There is ample space for a dining room table.

The kitchen area benefits from a range of base and eye level work units with space and plumbing for domestic appliances there is also a breakfast bar area.

The bedroom is a good size with ample space for freestanding furniture and a window to side aspect. The bathroom is tiled and comprises of a modern suite to include a low-level WC wash hand basin set into a vanity unit and a panelled bath with power shower above and glass screen.

Outside a parking space is conveyed with the property. There is a private walk way leading into the Bournemouth gardens.



TOTAL APPROX. FLOOR AREA 504 SQ.FT. (46.8 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

*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

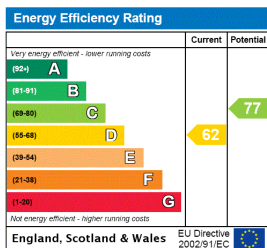
**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £1200 per annum

**AT A GLANCE**

- Ground floor
- Private entrance
- Allocated parking
- Large lounge diner
- Modern kitchen
- Contemporary bathroom
- Spacious bedroom



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