



## FLAT 8, BOSTON LODGE, MARLBOROUGH ROAD, BOURNEMOUTH, BH4

### OIEO £250,000

A bright and spacious two bedroom ground floor apartment situated on the very popular tree lined Marlborough Road which is just a short level walk to Westbourne whilst also being close to good transport links and the beach. The property is in good order throughout and is offered chain free.

Purpose built | Ground floor | Two double bedrooms | Lounge diner |  
Modern kitchen and bathroom | Private patio | Garage | Close to  
Westbourne

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

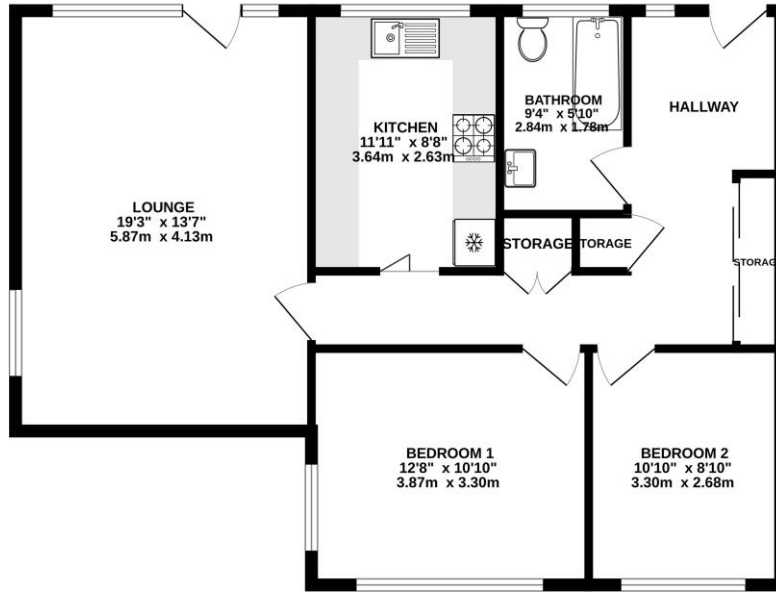
The apartment is situated on the ground floor and is accessed via well presented communal entrance. A private front door leads into the entrance hallway which houses three storage cupboards and doors to principal rooms.

There is a good size lounge with dual aspect, windows and access onto a private patio and there is ample space for a good size dining table. The kitchen is fitted with a range of base & eye level work units with space and plumbing for domestic appliances.

There are two bright & generous sized double bedrooms with large windows to front aspect and both with space for freestanding furniture. The bathroom is part tiled and comprises of a suite to include WC, wash hand basin and panelled bath with shower above.

A garage is conveyed with the property.

GROUND FLOOR  
826 sq.ft. (76.8 sq.m.) approx.



MP000270

TOTAL FLOOR AREA - 826 sq.ft. (76.8 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 misstatement. 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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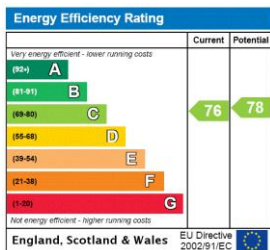
*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND: C**

**LOCAL AUTHORITY: BCP**

**AT A GLANCE**

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- Close to Westbourne



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