



CRUSADER COURT, SURREY ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

£165,000 SHARE OF FREEHOLD

A very spacious one bedroom raised ground floor apartment situated in the popular Surrey Road which sits adjacent to the Bournemouth & Coy Pond gardens whilst also being a short walk away from Westbourne and the town centre. The property benefits from spacious accommodation throughout, access onto a south facing patio and secure underground parking.

One double bedroom | Raised ground floor | Spacious lounge diner | Large kitchen | Access onto a south facing patio | Popular development | Underground parking | Walking distance to Westbourne Village

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne with bus routes to Bournemouth and surrounding areas and a particular feature is the direct and delightful walk through local protected heath land to an area of Coy Pond.

Coy Pond is renowned for its beautiful willow trees and sylvan walk alongside a gentle stream which snakes through the pleasure gardens, finally coming to rest in Bournemouth which boasts renowned award-winning Blue Flag beaches which stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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 accessed via well maintained communal entrance hallways with telephone entry system which provide access to the apartment which is situated on the raised ground floor.

The entrance hallway provides access to all principal rooms and has a storage cupboard.

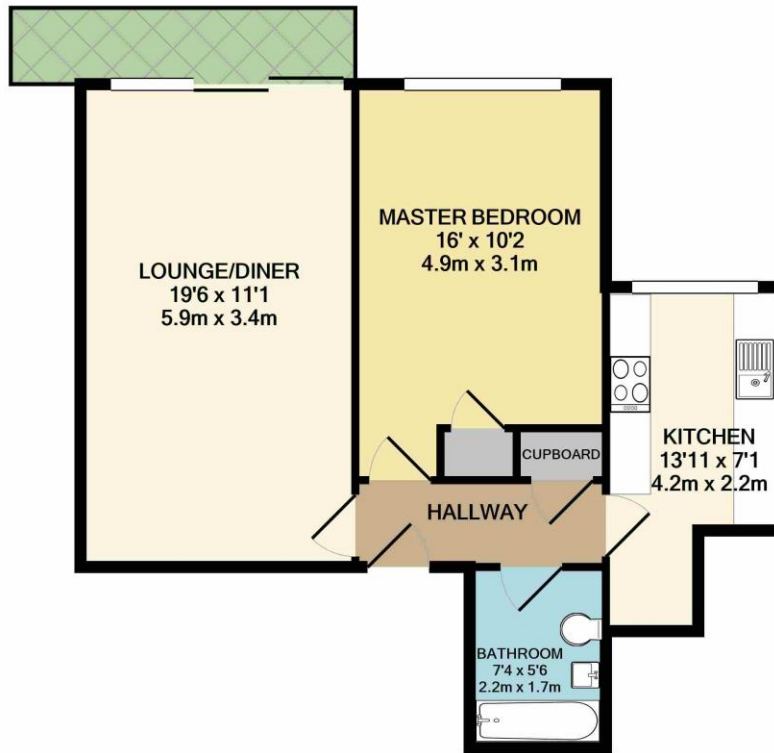
The lounge diner is an exceptionally bright and spacious room with plenty of space to accommodate a sofa suite and chairs as well as a dining table. There is a large patio door which leads onto a south facing patio area which enjoys a pleasant outlook.

The kitchen is fitted with a range of both floor and wall mounted cupboard and drawer units and whilst would benefit from updating, offers huge potential being a spacious room with scope to create a fantastic kitchen with a breakfast bar area if required. The kitchen is perfectly serviceable in its current form however.

The bedroom is another spacious room with a large window enjoying a pleasant aspect and has plenty of room for a king-size bed and wardrobes as required.

The bathroom comprises a panel enclosed bath with shower attachment and electric shower over, pedestal wash hand basin and a WC. Again, the bathroom would benefit from modernising.

The property is situated within walking distance of Westbourne village. To the front, there are visitor parking spaces and the apartment is conveyed with an underground parking space



TOTAL APPROX. FLOOR AREA 540 SQ.FT. (50.2 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: B

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1740 per annum to include water & sewerage rates & buildings insurance

AWAITING EPC

AT A GLANCE

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- Access onto a south facing patio
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