



## CLEVELAND COURT, CHINE CRESCENT ROAD, BOURNEMOUTH, BH2

### **£225,000 SHARE OF FREEHOLD**

A bright and spacious two bedroom ground floor apartment which is situated in an enviable position just 600 yards from the award winning beach in Bournemouth whilst also being near to good travel connections and the shops. The property is offered with vacant possession.

Ground floor | Two bedrooms | Fitted kitchen | Large lounge diner | Good storage | Private patio | Central heating | Central location

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.

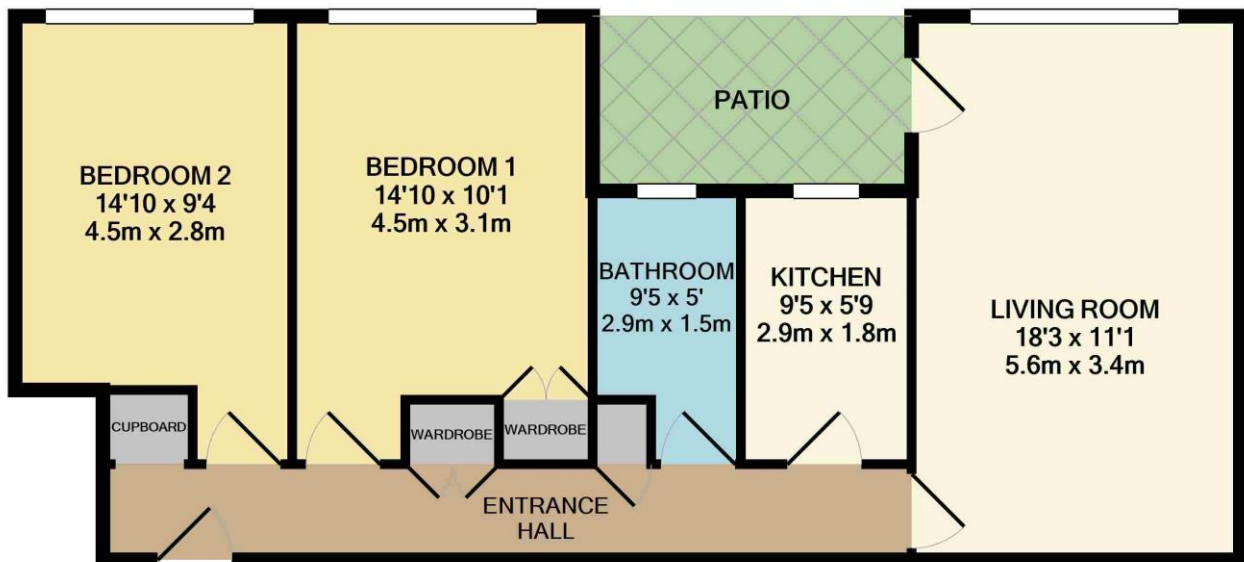


## DESCRIPTION

The property is situated on the ground floor which can be accessed via well presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment and houses two storage cupboards and doors to principal rooms.

The bright lounge is a good size and enjoys views over the rear communal gardens with a patio door leads out onto a private patio. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two good size double bedrooms both with room for freestanding furniture. The family bathroom is tiled and comprises of a suite to include WC, wash hand basin and panelled bath with shower above.



TOTAL APPROX. FLOOR AREA 673 SQ.FT. (62.5 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:** C

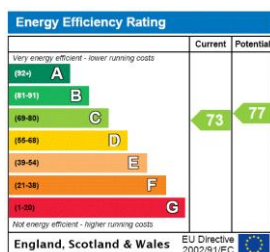
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1400 per annum

### AT A GLANCE

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- Two bedrooms
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