



FLAT 1
23 WINDSOR ROAD
BOSCOMBE
BH5 1DT

OFFERS IN EXCESS OF
£160,000
SHARE OF FREEHOLD

“A one double
bedroom lower
ground floor
apartment just 800
meters to Boscombe
Pier”

Winkworth

for every step...

OFFERS IN EXCESS - £160,000

Over 620 sqft
Lounge / Dining Room
Modern Kitchen
Tiled Showerroom
Spacious Bedroom
Private Entrance
Private Patio
Permit Parking £57.50 PA

EPC: C | COUNCIL TAX: A | SHARE OF FREEHOLD | SERVICE CHARGE -
AS & WHEN | GROUND RENT N/A | PETS & HOLIDAY LETS PERMITTED

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Why Windsor Road?

Windsor Road is conveniently located just 200 meters to Boscombe high street with an array of shops and cafe's and the O2 music academy for live music lovers along with convenient bus routes and transport links. Boscombe Pier is located just 800 meters away offering a variety of watersports. The promenade stretches along the miles of golden sand from Hengistbury Head through to Sandbanks with a variety of cafes and restaurants along the way to sit and admire the breathtaking coastline.

This one double bedroom lower ground floor apartment has been modernised throughout. The spacious lounge includes a feature fireplace and leads through to the well equipped kitch

en which incorporates a range of useful storage cupboards, integrated cooker and hob with overhead extractor, space and plumbing for washing machine. A breakfast bar provides seating for two for casual dining, complemented with stylish wall tiles and flooring.

The bedroom is a generous double in size with a feature box bay window to the front elevation. The family bathroom enjoys a double walk in shower, vanity unit with built in wash hand basin, wc, fully tiled walls with modern flooring.

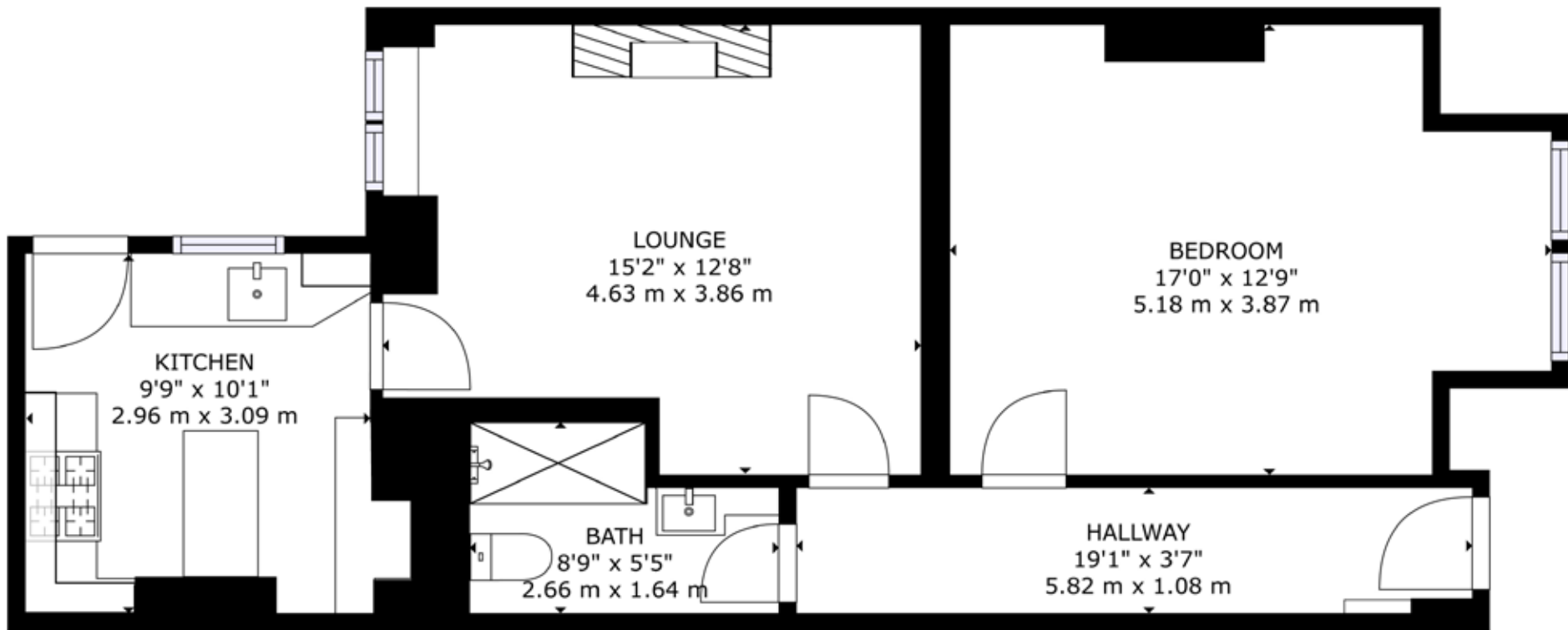
Off the kitchen is access to a small outside area, ideal for a bistro style table and chairs to enjoy al fresco dining.



Boscombe Pier

Home to miles of sandy beaches, the popular surf reef and free entry onto the pier, it has something for everyone. It enjoys a variety of restaurants and bars. Diverse landmarks in lively Boscombe include art deco buildings, a restored Victorian pier with a modernist entrance hall, and the 1890s-built Royal Arcade shopping mall. Boscombe has its own thriving nightlife scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beachfront Chine Gardens has paths winding around flower beds and a mini-golf course.





GROSS INTERNAL AREA
 FLOOR 1: 621 sq. ft, 58 m²
 TOTAL: 621 sq. ft, 58 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

Winkworth

for every step...