



CLARENDON ROAD, BOURNEMOUTH, BH4

£320,000 SHARE OF FREEHOLD

An incredibly spacious and well presented two double bedroom first floor apartment set within this stunning character residence. Situated just a short level walk away from Westbourne whilst also being close to the beach and good travel connections. No forward chain.

First floor | Character conversion | Two double bedrooms | Large lounge diner | Modern kitchen | Stunning bathroom | Balcony | Two allocated parking spaces | Superb 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 first floor which can be accessed via flight of stairs through well presented communal hallways. A private front door leads into the spacious hallway which accommodates two large storage cupboards and doors to principal rooms.

There is a good size lounge which easily accommodates dining table and enjoys three large windows which make it a particularly bright room. The modern kitchen is fitted with the range of base and eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms both with fitted wardrobes. Bedroom one has the end benefit of a feature bay window whilst bedroom two has access on to a sunny balcony through double French doors. The bathroom is a particular feature of the property being fully tiled with contemporary suite comprising of WC, wash hand basin panel bath and a large walk-in shower.

Two allocated parking spaces are conveyed with the property.



TOTAL APPROX. FLOOR AREA 91.6 SQ.M. (986 SQ.FT.)

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

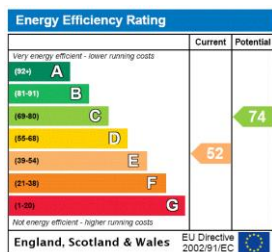
TENURE: Share of Freehold 980 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1806 per annum

AT A GLANCE

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