



THE GATEHOUSE, DURRANT ROAD, BOURNEMOUTH, DORSET, BH2

£185,000 SHARE OF FREEHOLD

An incredibly spacious apartment which has been fully refurbished to a high standard by the current owner and presents brilliantly with modern accommodation throughout. Conveniently situated just a short walk away to the popular shops, bars and restaurants in Bournemouth whilst also being close to major travel connections and the beach. The property is offered with vacant possession.

Fully refurbished | Ground floor | One double bedroom | New Kitchen |
Contemporary bathroom | Exceptionally large lounge | Allocated parking

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.



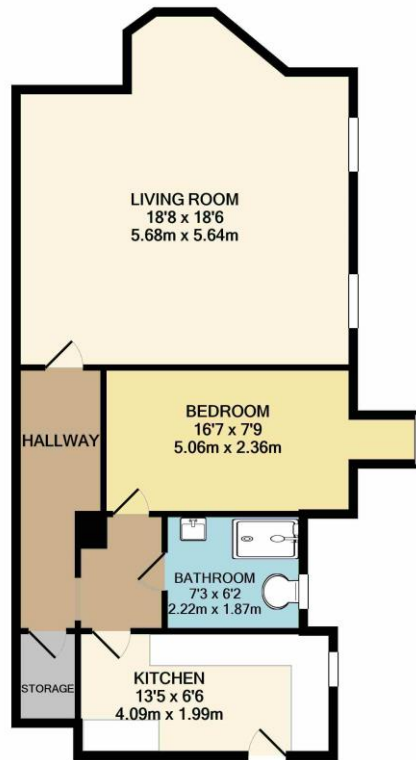
DESCRIPTION

The apartment is situated on the ground floor and is accessed via a private entrance to the left-hand side of the building. The private entrance leads through into the newly fitted kitchen which benefits from a range of base & eye level work units which incorporate an integrated washer dryer, dishwasher and full-size fridge. There is also a new fitted oven and electric hob.

From the kitchen there is a entrance hall which houses a large storage cupboard accommodating the hot water tank along with plenty of space for further storage.

The spacious living room is a particular feature of the property being an especially large size with ample room for dining and a study area. The bedroom has ample room for freestanding furniture. There is also a contemporary shower room with suite comprising of a WC, wash hand basin and double size walk-in shower.

An allocated parking space is conveyed to the property.



TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.2 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: A

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2200 per annum

AT A GLANCE

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