



BROADLANDS, MARLBOROUGH ROAD, BOURNEMOUTH, DORSET, BH4

£275,000 LEASEHOLD

A bright and spacious two bedroom second floor apartment set within a small purpose built development on the popular tree lined Marlborough road. Situated just a short level walk into Westbourne whilst also being near to the beach and good transport links. The property offers good size accommodation throughout with a sunny balcony and a garage.

Purpose built | Two double bedrooms | Spacious Lounge and dining area
| Kitchen breakfast room | Modern shower room | Sunny balcony |
Garage | Close to Westbourne

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

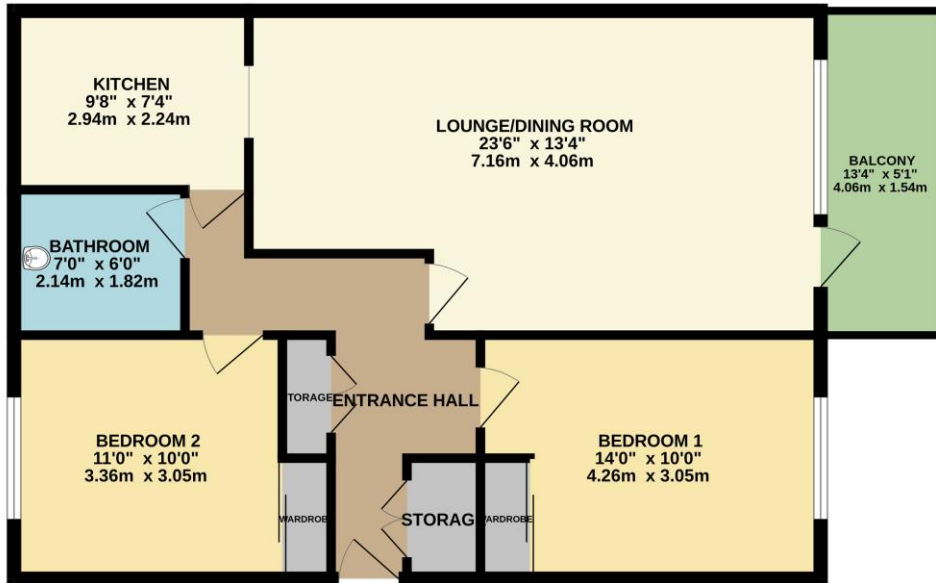
The property is situated on the second floor which is accessed via stairs through well-presented communal hallways. A private front door leads into the entrance hall which runs the length of the property, houses two storage cupboards and doors to principal rooms.

The lounge is a good size with dual aspect windows and a patio door which leads out onto the south facing balcony. The dining area is open plan to the lounge where there is ample room for a large table. The kitchen breakfast room backs on to the dining area and comprises of base and eye level work units with space and plumbing for domestic appliances.

There are two double bedrooms both with fitted wardrobes and space for further free-standing furniture. The bathroom benefits from a modern suite to include wc, wash hand basin, shower cubicle and a bath.

A garage is conveyed with the property.

SECOND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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: Leasehold approximately 131 years remaining

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2000pa

AT A GLANCE

- Purpose built
- Two double bedrooms
- Spacious Lounge and dining area
- Kitchen breakfast room
- Modern shower room
- Sunny balcony
- Garage
- Close to Westbourne

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