



## KENT HOUSE, MARLBOROUGH ROAD, BOURNEMOUTH, BH4

### **£275,000 SHARE OF FREEHOLD**

An incredibly bright and spacious two bedroom top floor apartment situated in the popular Marlborough Road which is just a short level walk to the popular shops, bars and restaurants in Westbourne whilst also being close to the beach.

Top floor | Two double bedrooms | Large lounge | Kitchen breakfast room  
| Family bathroom & en suite WC | Garage | Close to Westbourne

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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.



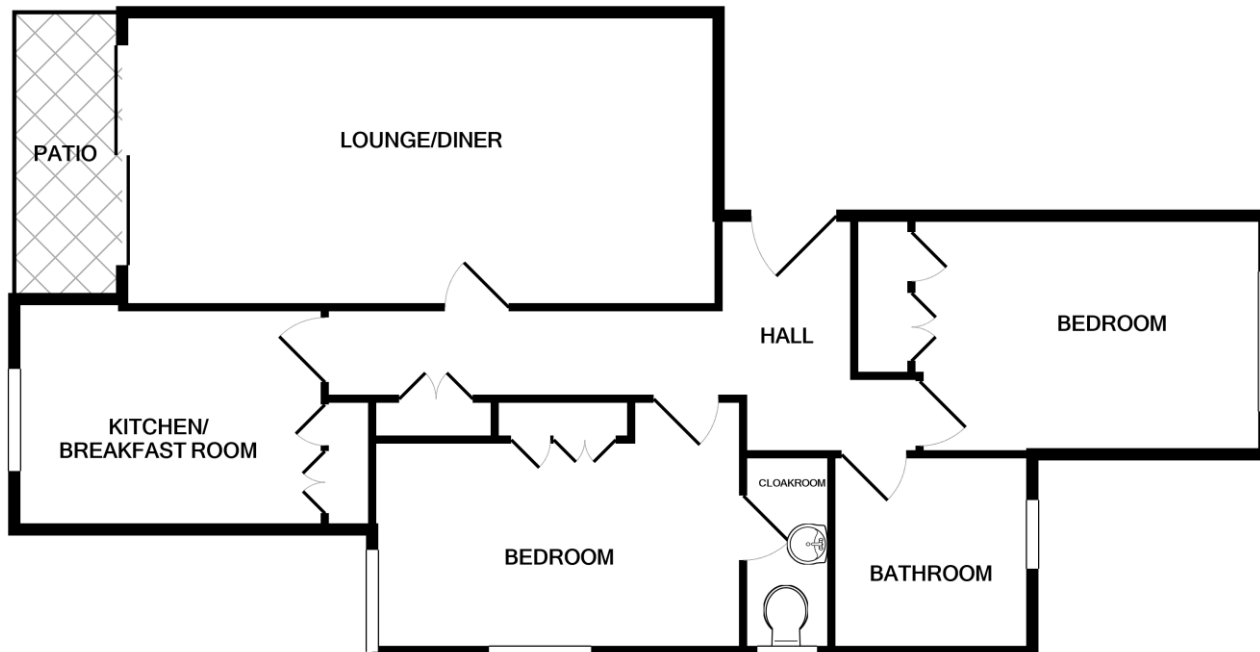
## DESCRIPTION

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

There is an especially large south facing lounge which enjoys views over the rear communal gardens through sliding patio doors which lead out onto the balcony. There is ample room for a dining table. The kitchen is fitted with a range of base and eye level work units, a breakfast bar area and space and plumbing for domestic appliances.

There are two generous double bedrooms both with fitted wardrobes and the added benefit of an ensuite WC to the master bedroom which can easily be converted to accommodate a shower. There is also a spacious family bathroom with suite comprising of a WC, wash hand basin, cubicle shower and panelled bath.

A garage is conveyed with the property.



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:** D

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

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- Kitchen breakfast room
- Family bathroom & en suite WC
- Garage
- Close to Westbourne

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