



## BEAULIEU LODGE, BEAULIEU ROAD, BOURNEMOUTH, BH4

### **£190,000 SHARE OF FREEHOLD**

A bright and very well presented one bedroom first floor apartment situated in this small character conversion of just five apartments situated in an enviable position just a short walk away from the award winning beach at Alum Chine. The property comprises of modern accommodation throughout, a feature bay window and off road parking. Vacant possession.

First floor | One double bedroom | Large lounge diner | Fitted kitchen |  
Modern bathroom | Off road parking | Close to the beach

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

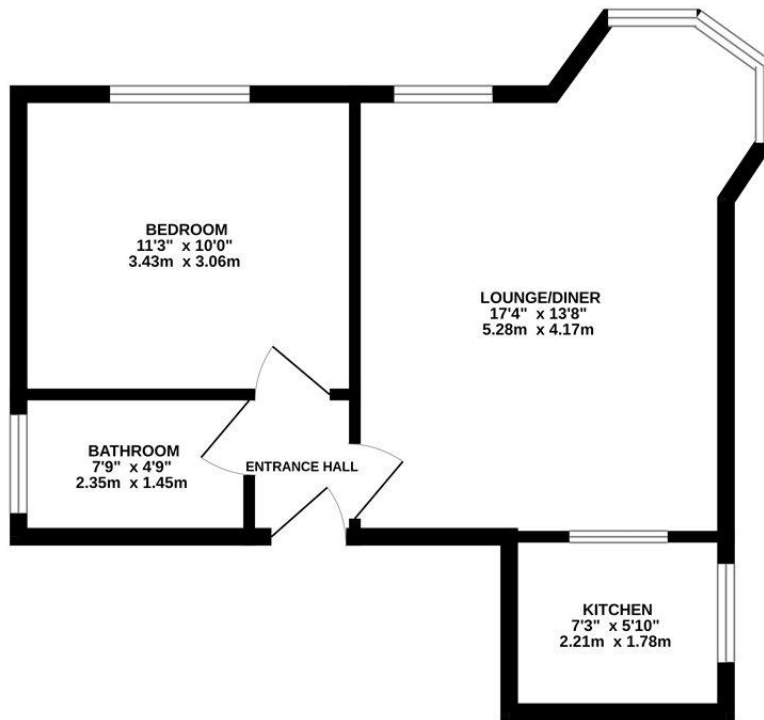
The apartment is situated on the first floor which is accessed via stairs through well presented communal hallways. A private front door leads into the entrance hall where there are doors to principal rooms.

The bright lounge is a particular feature of the property, being in a especially large room ample space for a dining table and there is a feature bay window. The modern kitchen is accessed by the lounge and is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

The master bedroom is a good size with a south facing window and ample room for freestanding furniture. The bathroom is tiled and comprises of a suite to include wc, wash hand basin and panel bath with shower above.

An allocated parking bay is conveyed with the property.

409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 409 sq.ft. (38.0 sq.m.) approx.

*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:** £865 per annum

## AT A GLANCE

- First floor
- One double bedroom
- Large lounge diner
- Fitted kitchen
- Modern bathroom
- Off road parking
- Close to the beach

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(90-)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC

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