



LAWN COURT, SURREY ROAD, BOURNEMOUTH, BH2

£250,000 SHARE OF FREEHOLD

A beautifully presented and very spacious two double bedroom ground floor apartment situated in an enviable position backing directly onto the Bournemouth Gardens which run from Coy Pond to the town centre and beach. Westbourne is also a short walk away, alongside good transport links.

Ground floor | Two double bedrooms | Large lounge diner | Spacious kitchen | Bathroom with separate WC | South facing patio | Garage | 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.



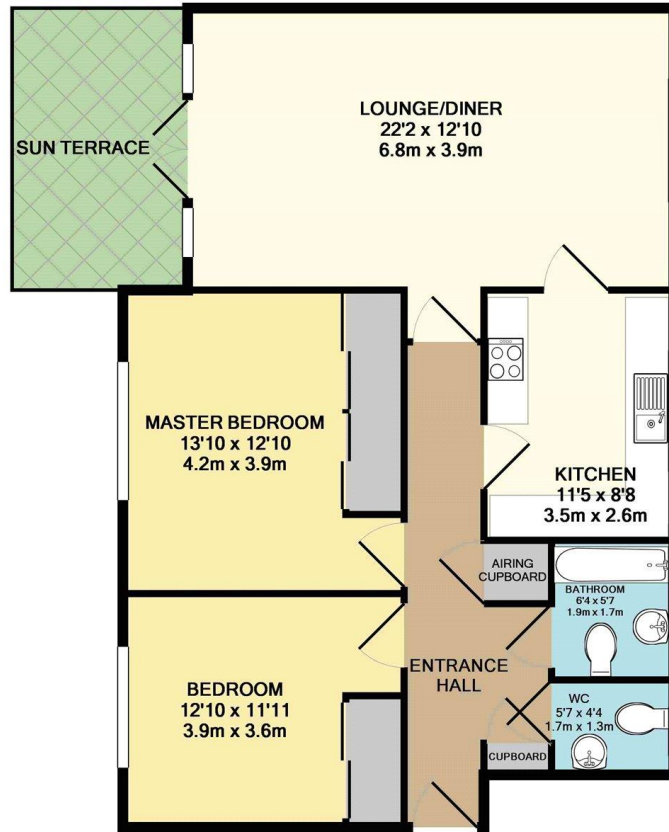
DESCRIPTION

The apartment is situated on the ground floor which is accessed via a communal entrance with well presented communal hallways. A private front door leads into the entrance hall which houses two storage cupboards and doors to principal rooms.

The spacious lounge diner is a particular feature of the property enjoying dual aspect windows to front and rear aspect, access onto the large patio via sliding doors and there is ample room for a sizable table. The kitchen is fitted with a range of base & eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms, both with fitted wardrobes and large windows enjoying tree views. The bathroom is fully tiled comprises of a suite to include WC, wash hand basin and cubicle shower. There is also a separate WC.

A garage is conveyed with the property.



TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.8 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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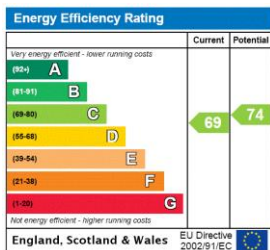
COUNCIL TAX BAND: D

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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