



SANDRINGHAM PLACE, BODORGAN ROAD, BOURNEMOUTH, BH2

£250,000 SHARE OF FREEHOLD

A well presented two double bedroom top floor apartment situated within easy reach of Bournemouth town centre. The property benefits from modern, spacious accommodation throughout as well as fantastic storage, juliet balconies and allocated off road parking. No onward chain

Top Floor | Two Bedrooms | Two Bathrooms | Modern Fittings | Ample Storage | Juliet Balconies | Allocated Parking | Close to Town Centre | No Chain

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.



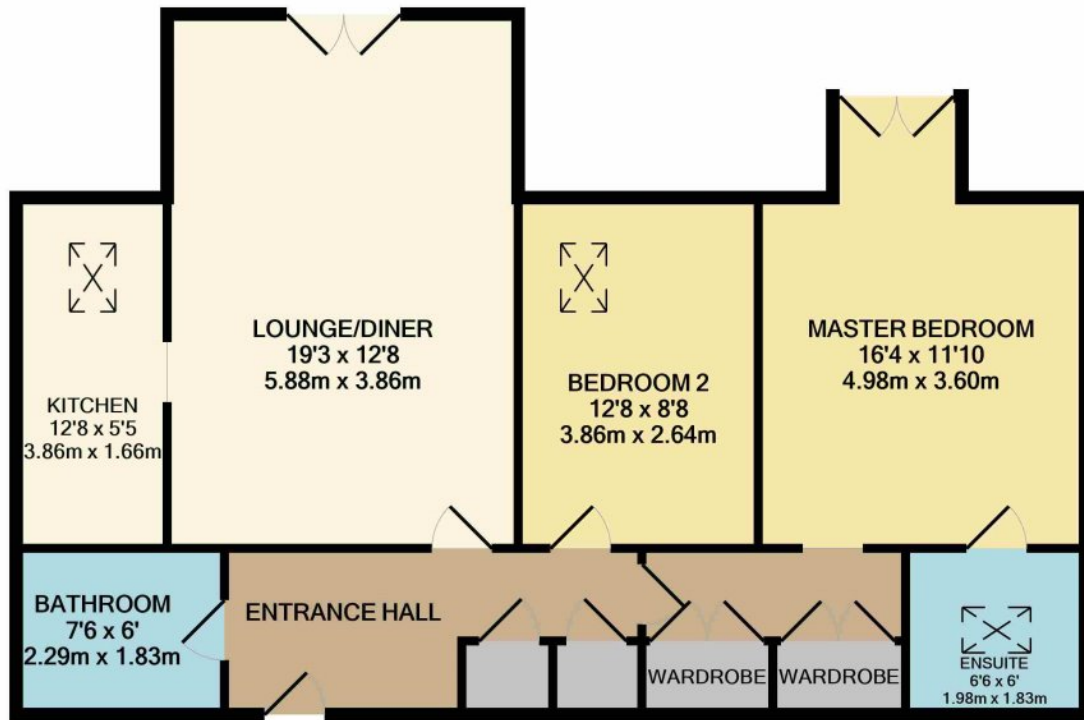
DESCRIPTION

The property is accessed via well presented communal hallways where stairs or a lift provide access to the top floor and the private entrance to the property itself. The hallway is large and consists of useful storage cupboards as well as doors to principal rooms.

The lounge diner is a generous room with ample space for a dining table and chairs as well as double doors on the Juliet balcony. The modern kitchen is accessed just off the lounge and comprises a range of base and eye level work units with space and plumbing for domestic appliances with a bright velux window.

There are two double bedrooms within the apartment, the master of which benefits from a range of fitted wardrobes, double doors on the juliet balcony as well as a contemporary en suite shower room comprising double shower, WC and wash hand basin. The luxurious main family bathroom includes a bath/shower, WC and wash hand basin.

Outside an allocated parking space is conveyed with the apartment as well as ample visitor parking on a first come first serve basis.



TOTAL APPROX. FLOOR AREA 821 SQ.FT. (76.3 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: D

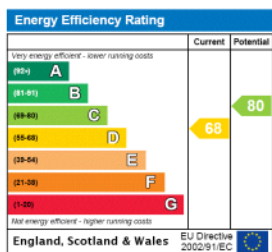
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1100 per annum

AT A GLANCE

- Top Floor
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- Two Bathrooms
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- Ample Storage
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