



## ALEXANDRA COURT, PINE TREE GLEN, BOURNEMOUTH, BH4

### **£249,950 LEASEHOLD**

A spacious and well presented top floor apartment which is situated in a superb position just a short walk away from the popular shops, bars and restaurants in Westbourne whilst also being close to the beach and good travel connections. The property benefits from well proportioned modern accommodation set within a small purpose built development.

Two Double Bedrooms | Two Bathrooms | Top Floor | Bright Rooms | Juliet Balcony | Close to Westbourne | No Chain | Off Road Parking

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.



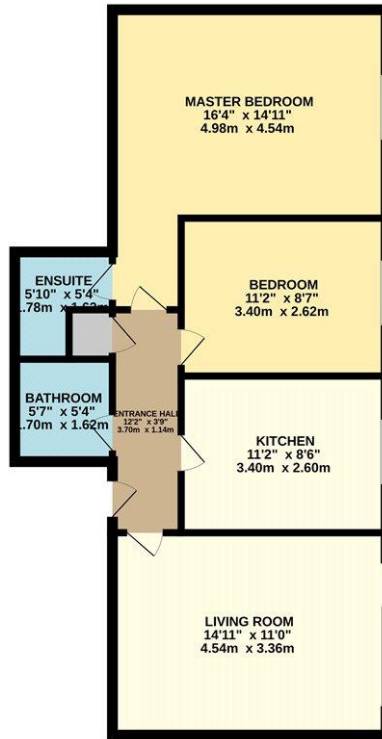
## DESCRIPTION

The apartment is situated on the top floor and is accessed through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the apartment and houses a storage cupboard as well as doors to principal rooms.

The lounge diner is a particular feature of the property, with a juliet balcony enjoying tree top views over the rear aspect and park beyond, there is ample room for a dining table and chairs. The kitchen includes a range of base and eye level work units with a breakfast bar and space and plumbing for domestic appliances.

There are two generous double bedrooms, both with space for freestanding furniture and the added benefit of an ensuite shower room to the master. The family bathroom comprises of suite to include WC, wash and basin and panel bath with shower above.

An allocated parking bay is conveyed with the apartment as well as ample visitor parking. No onward chain.



Whilst 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

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** TBC

**AT A GLANCE**

- Two Double Bedrooms
- Two Bathrooms
- Top Floor
- Bright Rooms
- Juliet Balcony
- Close to Westbourne
- No Chain
- Off Road Parking

