



BATH HILL COURT, BATH ROAD, BOURNEMOUTH, DORSET, BH1

£500,000 SHARE OF FREEHOLD

An incredibly spacious four bedroom residence which is situated in the very popular Bath Hill Court. Set in an enviable position within the heart of Bournemouth being close to the award winning beach whilst also being near to local amenities and good transport links. The apartment benefits from four balconies and over 1700 sq/ft of internal space.

Purpose built development | Four bedrooms | Three reception rooms |
Two bathrooms | Kitchen breakfast room | Four balconies | Resident
parking | Central location close to the beach

Westbourne | 01202 767633 |





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 second floor which can be accessed via lift or stairs through well presented communal hallways. A private front door leads into the reception hall which is currently arranged as a sitting area whilst also housing two storage cupboards and doors to principal rooms.

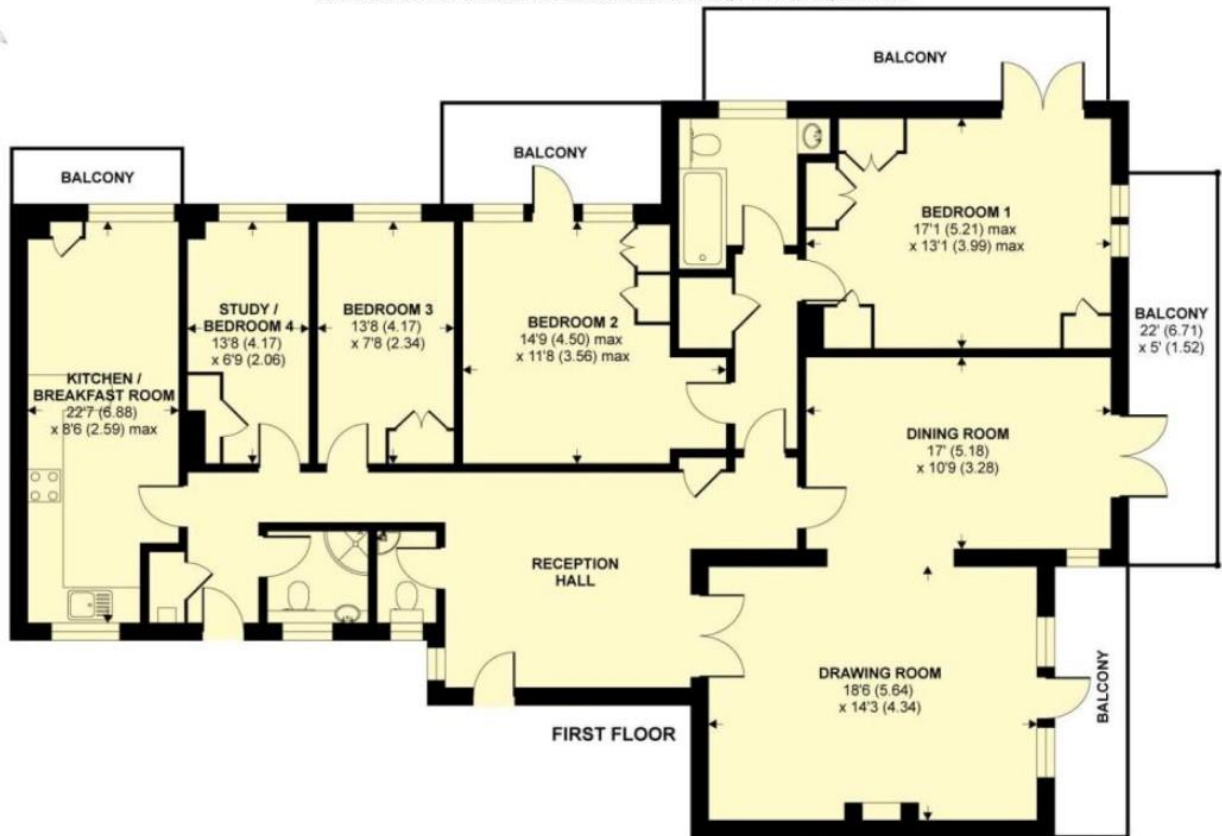
There are two generous size reception rooms; a drawing room and a dining room both with access on to private balconies and the drawing room benefiting from a fireplace. The kitchen breakfast room is situated towards the rear of the property and is fitted with a range of base & eye level work units with space and plumbing for domestic appliances an ample room for a breakfast table. There is also access on to a private balcony.

There are four bedrooms in total with the master bedroom enjoying dual aspect windows & access onto a private balcony and there are a range of fitted wardrobes. Bedroom two is also a good size double bedroom with access onto a private balcony and a range of fitted wardrobes. Bedroom three and four are smaller double rooms with fitted wardrobes. There are two bathrooms; one situated close to the master bedroom which is fitted with a WC, wash hand basin and a panelled bath the second is a shower room which is found towards the other end of the apartment. There is also a separate WC accessed from the reception hall.

There is on-site resident parking.



APPROX. GROSS INTERNAL FLOOR AREA 1768 SQ FT 164.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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: F

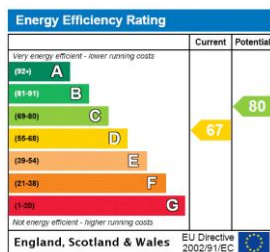
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £7200 per annum

AT A GLANCE

- Purpose built development
- Four bedrooms
- Three reception rooms
- Two bathrooms
- Kitchen breakfast room
- Four balconies
- Resident parking
- Central location close to the beach



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