



## THE BELGRAVIA, CHRISTCHURCH ROAD, BOURNEMOUTH, BH1

### **£200,000 LEASEHOLD**

This stunning luxury second floor one bedroom apartment is situated within this beautiful converted building situated just a short distance from the excellent range of shops, bars, restaurants and coffee shops in Bournemouth town centre. Also just a short distance away are the award-winning sandy beaches.

Character conversion in prime location | Contemporary kitchens with quartz worktops | Luxury bathrooms with 'Porcelenosa' tiling | High specification throughout | Off road parking | Walking distance to Bournemouth Town Centre | Moments from award winning sandy beaches | Communal gardens

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

This beautiful building, set within a conservation area just minutes from the award winning beaches has been sympathetically restored to honour it's history while incorporating contemporary design and amenities for a luxurious lifestyle.

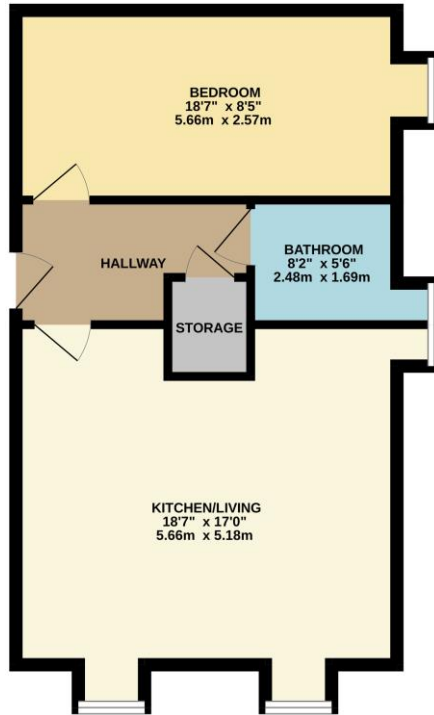
With high specification amenities and sleek finishing touches, this home is designed for comfortable living.

The kitchens will benefit from matt effect dark blue units with quartz worktops together with Amtico flooring and stainless steel sinks with mixer taps.

The bathrooms will boast concealed cisterns with wall mounted pans and flush plates as well as Porcelanosa stone effect tiling, towel radiators and white bathroom suites.

Further benefits to these properties include LED lighting, high level TV points and built in Sky points, 2 stepped skirting.

SECOND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 514 sq.ft. (47.7 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the description 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: B**

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1212 PER ANNUM

## AT A GLANCE

- Character conversion in prime location
- Contemporary kitchens with quartz worktops
- Luxury bathrooms with 'Porcelenosa' tiling
- High specification throughout
- Off road parking
- Walking distance to Bournemouth Town Centre
- Moments from award winning sandy beaches
- Communal gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	69	69
(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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