



17D MICHELGROVE  
ROAD  
BOSCOMBE  
BH5 1JH

SHARE OF FREEHOLD  
ASKING PRICE  
£475,000

“A superbly presented  
two double bedroom  
ground floor flat with  
private patio and  
outstanding panoramic  
sea views from the Isle  
of Wight to Old Harry  
Rocks”

**Winkworth**

for every step...

ASKING PRICE £475,000

Two Double Bedrooms  
Two Bathrooms  
Open Plan Kitchen / Lounge / Dining Room  
Panoramic Sea Views  
Less Than 450 Meters To Boscombe Beach  
Allocated Off Road Parking  
Ground Floor Flat  
Underfloor Heating  
Private Patio

EPC: C | COUNCIL TAX: D | SHARE OF FREEHOLD | MAINTENANCE £1200 | GROUND RENT N/A | NO PETS OR HOLIDAY LETS PERMITTED  
01202 434365 southbourne@winkworth.co.uk







### Why Michelgrove Road?

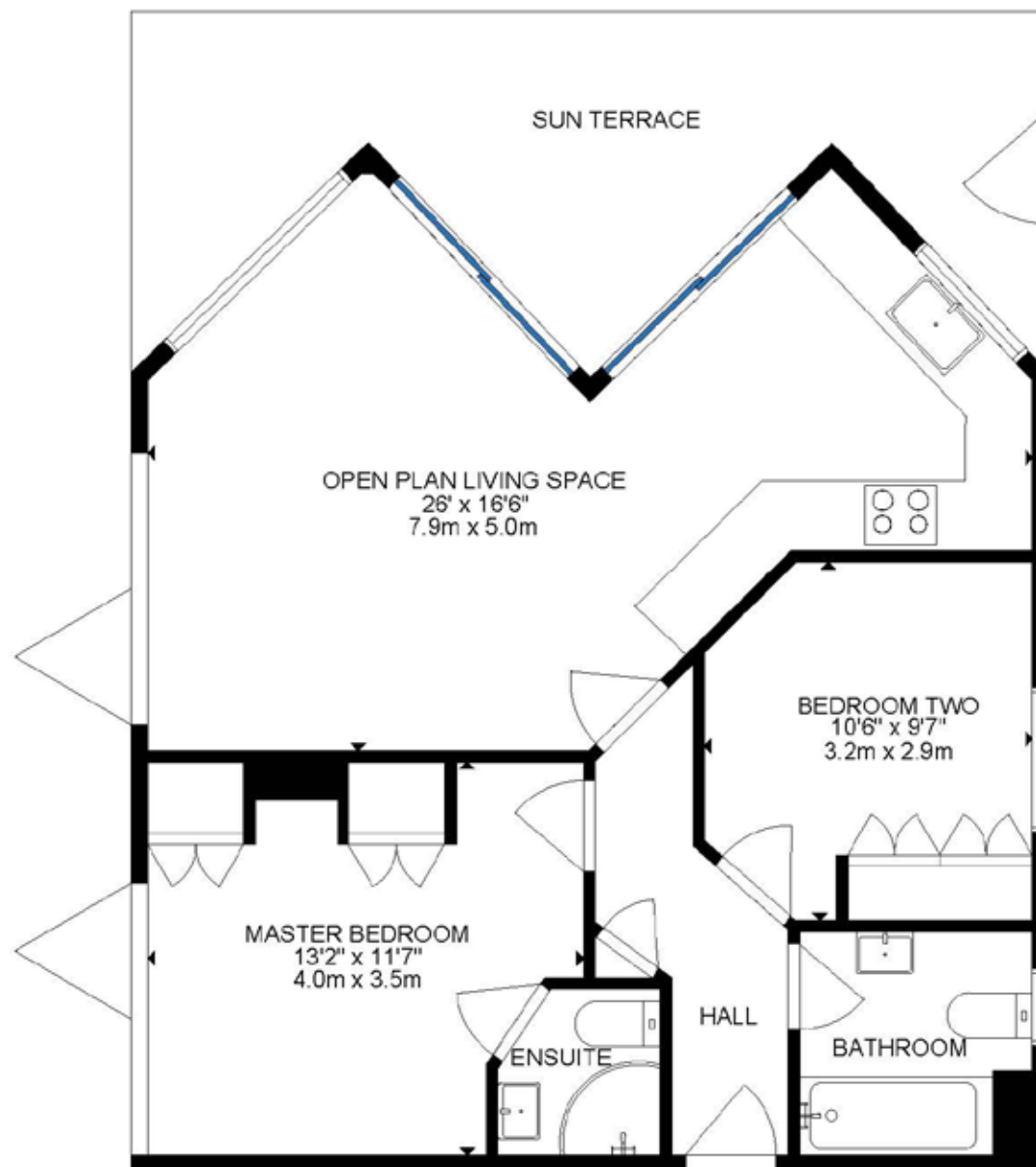
Michelgrove Road is ideally located just 450 meters to Boscombe Pier where you can find miles of golden sandy beach and a promenade stretching from Hengistbury Head to Old Harry Rocks. There are a number of water sports available by the pier along with a number of beach side cafés, restaurants and bars to take in along the way. . Boscombe has its own thriving night-life scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beach front Chine Gardens has paths winding around flower beds and a mini-golf course. Excellent transport links take you to Southbourne, Christchurch and Poole with nearby Pokesdown train station nearby for anyone looking to commute. This sought after location offers something for everyone to enjoy.

This two double bedroom, ground floor flat is well presented throughout. The open plan kitchen / dining / lounge enjoys panoramic sea views with large double doors opening onto a spacious private patio area ideal for outside entertaining with a useful storage shed and storgae. The kitchen area includes a range of modern fitted cabinets, integrated hob, mid height oven and microwave, dishwasher and washing machine. Underfloor heating throughout.

Both bedrooms are double in size with bedroom enjoying a range of fitted furniture and an en-suite shower room. The family bathroom includes a bath with over head shower wash hand basin and wc with wall and floor tiles to complement.

Outside, the property is well maintained with allocated off road parking for one vehicle with a power point.





GROSS INTERNAL AREA  
 TOTAL: 61,4 m<sup>2</sup>, 661 SQ FT  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

**Winkworth**

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