



## YARMOUTH COURT, YARMOUTH ROAD, POOLE, BH12

### **£215,000 SHARE OF FREEHOLD**

A very well presented two double bedroom ground floor apartment which is situated within a small purpose built development which is close to local amenities and good transport links. The property is in superb order and benefits from a garage.

Ground floor | Two double bedrooms | Lounge diner | Fitted kitchen |  
New bathroom | Garage and resident parking

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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

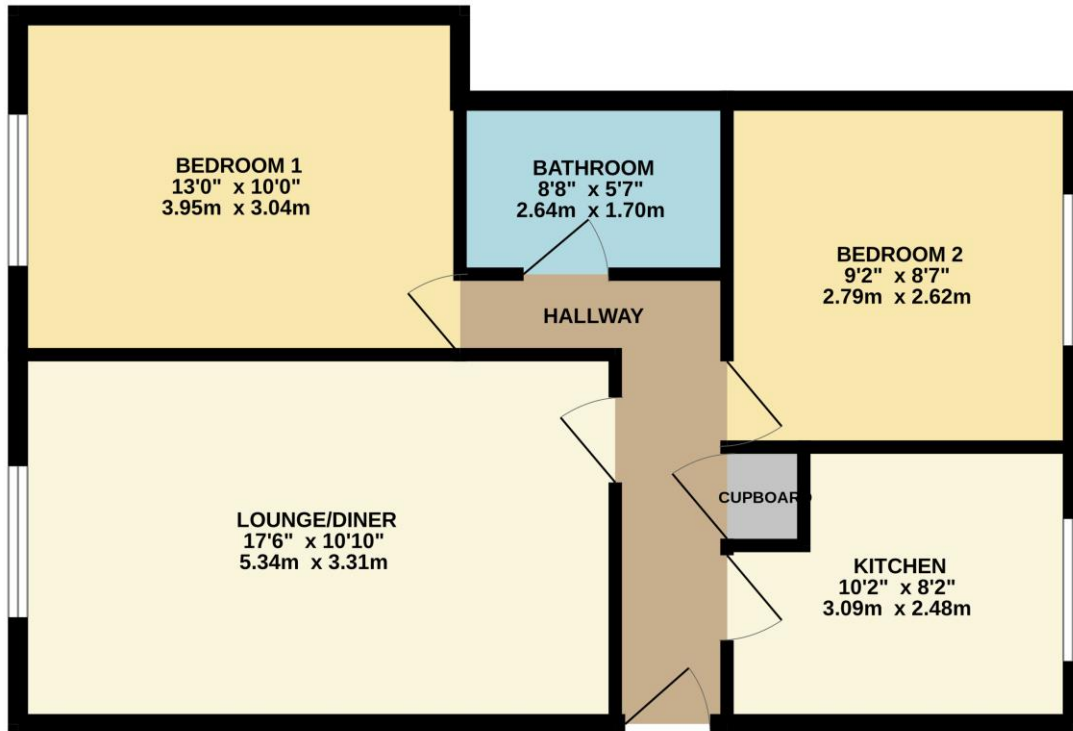
The apartment is situated on the ground floor which is accessed via a communal entrance. A private front door leads into the entrance hall which runs the length of the apartment houses a storage cupboard and doors to principal rooms.

There is a large lounge which has ample room for a dining table and benefits from a window to front aspect. The kitchen is fitted with a range of base & eye level work units with space and plumbing for domestic appliances.

There are two good size double bedrooms both with space for freestanding furniture. The bedrooms are serviced by a contemporary newly fitted shower room which is fully tiled with large walk-in shower , floating home, wash-basin and WC.

Outside a garage is conveyed with the apartment. There is also resident parking on a first come first serve basis.

GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



*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*

TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) approx.

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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**COUNCIL TAX BAND: B**

**TENURE: Share of Freehold**

**LOCAL AUTHORITY: BCP**

**SERVICE CHARGE: £1510 PER ANNUM**

## AT A GLANCE

- Ground floor
- Two double bedrooms
- Lounge diner
- Fitted kitchen
- New bathroom
- Garage and resident parking

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