



FLAT 1
ST NICHOLAS COURT
88 BELLE VUE ROAD
BH6 3EL

LEASEHOLD
ASKING PRICE
£225,000

“A two bedroom,
ground floor flat, just
220 meters to
Southbourne beach
with off road parking,
offered with vacant
possession”

Winkworth

for every step...

ASKING PRICE £225,000

Two Bedrooms
Two Bathrooms
Ground Floor Flat
Vacant Possession
Off Road Parking
Private Patio

EPC: C | COUNCIL TAX: C | LEASEHOLD 100 YEARS RE-
MAINING | MAINTENANCE £1800 P/A | GROUND RENT N/A
| PETS BY CONSENT | NO HOLIDAY LETS PERMITTED
01202 434365
southbourne@winkworth.co.uk





Why St Nicholas Court?

St Nicholas Court is ideally located just 220 meters to Southbourne beach where you admire the panoramic views from the Isle Of Wight to Old Harry Rocks. Miles of golden sandy beach enjoy a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a range of each side bars, restaurants and cafés to take in along the way. Southbourne high street is less than a mile away. The high street has been rejuvenated in recent years to include a number of independent bars, cafés, restaurants and shops. Excellent transport links run to Christchurch and Bournemouth with Pokesdown train station providing direct access to Waterloo for anyone looking to commute.

This two bedroom ground floor flat is offered with vacant possession. The kitchen has a range of cabinets with an integrated oven and hob with overhead extractor and fridge freezer with space and plumbing for a washing machine.

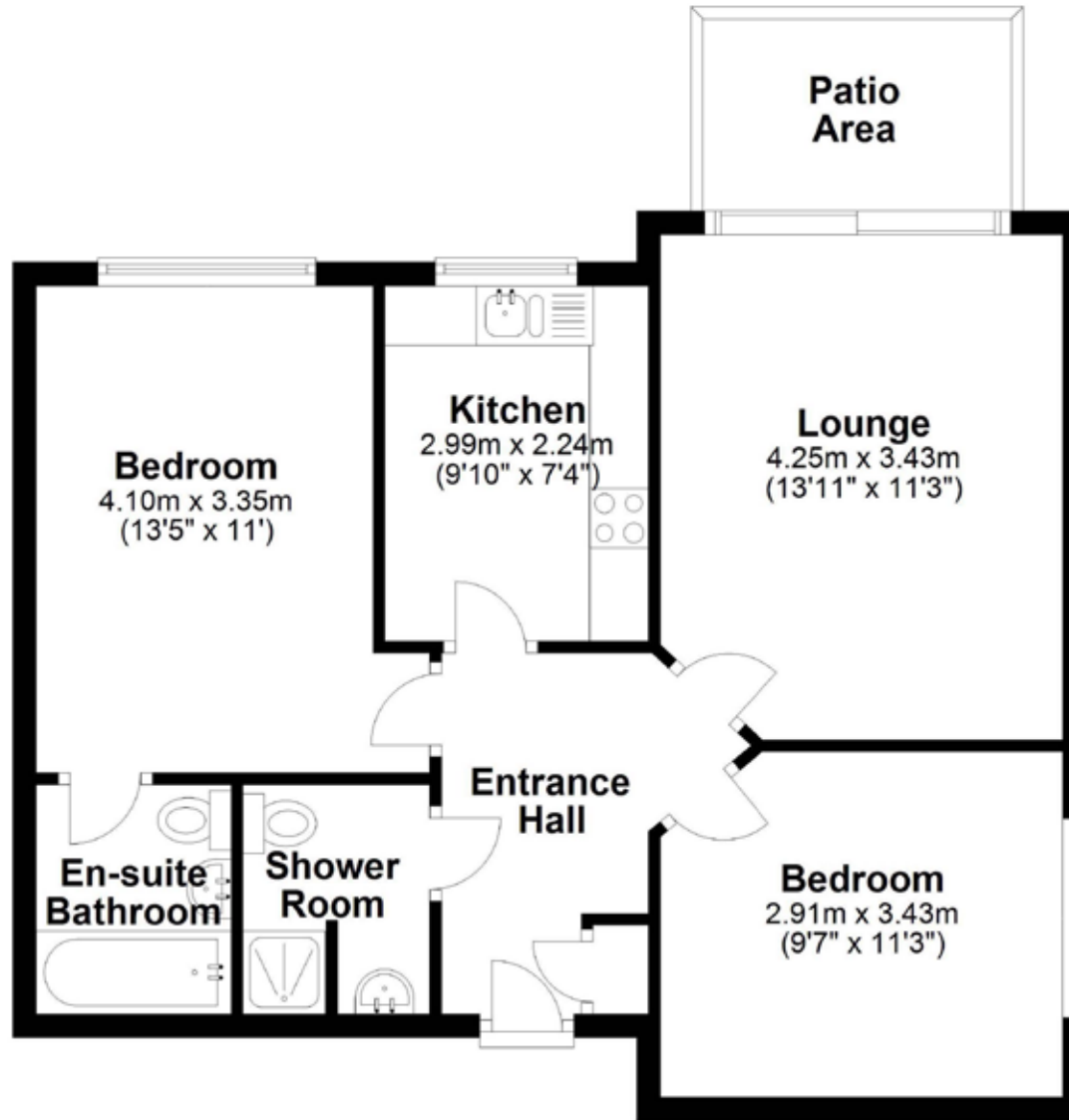
The lounge benefits from double doors leading out to a private patio area. Both bedrooms are double in size and serviced by the family bathroom which incorporates a shower cubicle, wash hand basin and wc with part tiled walls and flooring.

Outside, the private patio area makes the ideal space for al fresco dining. There is a secure gate providing residents allocated off road parking.



Ground Floor

Main area: approx. 57.5 sq. metres (618.6 sq. feet)
Plus patio area, approx. 4.5 sq. metres (48.7 sq. feet)



DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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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.”

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