



MARLBOROUGH COURT, PRINCESS ROAD, POOLE, DORSET, BH12

£200,000 SHARE OF FREEHOLD

A bright spacious and well-presented two-bedroom fifth floor apartment situated just a short level walk from Westbourne which offers an excellent range of shops, bars, restaurants and coffee houses. The property is also conveniently close to all major travel routes and the award-winning sandy beaches are also nearby.

Fifth floor | Purpose built | Two double bedrooms | Lounge diner |
Bright kitchen | Central location | Underground 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

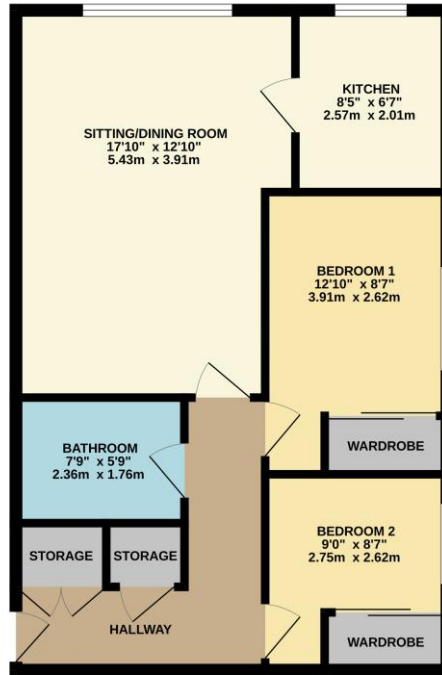
The property is situated on the fifth floor which can be accessed via lift or stairs through well-presented communal hallways. A private front door then leads into the entrance hall which houses an airing cupboard, storage cupboard and doors to principal rooms.

The bright lounge is a good size enjoying a southerly facing aspect with ample space for dining table. The spacious kitchen is accessed via the lounge and is fitted with a range of base and eye level work units with space for freestanding appliances.

There are two bedrooms both with large, fitted wardrobes and space for further free-standing furniture. The bathroom is tiled and comprises of a modern suite to include WC, wash hand basin and panelled bath with shower above.

A underground parking space is conveyed with the property.

FIFTH FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq.ft. (55.9 sq.m.) approx.
While 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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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

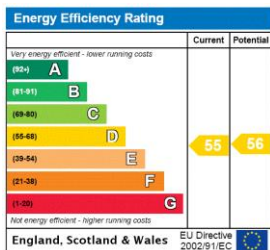
TENURE: Share of Freehold 191 years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1992.00pa

AT A GLANCE

- Fifth floor
- Purpose built
- Two double bedrooms
- Lounge diner
- Bright kitchen
- Central location
- Underground parking



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