



THE GABLES, LANSDOWNE ROAD, BOURNEMOUTH, DORSET, BH1

£260,000 LEASEHOLD

A bright and spacious two double bedroom ground floor apartment set in a popular purpose-built development in Bournemouth. Situated close to the town centre, near to good transport links and the beach. The property would make an ideal investment or first property.

Two double bedrooms | En-suite to master bedroom | Spacious lounge diner | Private Patio | Fitted Kitchen | Modern family bathroom | Secure Parking | Short walk to Bournemouth Town Centre | Close to award winning beaches

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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

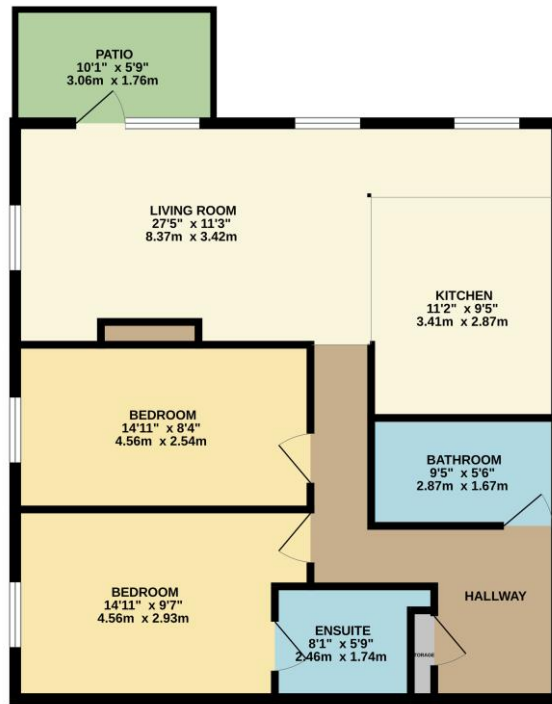
The property is situated on the ground floor which is accessed through well-presented communal hallways. A private front door leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

There is a large lounge which can accommodate a dining table and benefits from direct access onto the patio which enjoys views over the well-maintained communal gardens. The kitchen is open to the lounge and is fitted with range of base and eye level work units with space and plumbing for domestic appliances.

There are two double bedrooms both with space for free-standing furniture, the master bedroom is an especially large room and has the added benefit of an en suite shower room. The spacious family bathroom is tiled and comprises of a suite to include WC, wash hand basin, and a panel bath with handheld shower.

Outside there is secure residents parking.

GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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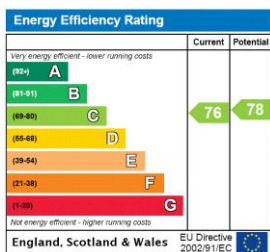
If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

TENURE: Leasehold 102 Years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1800pa Ground Rent £250pa



AT A GLANCE

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- Private Patio
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