



CRUSADER COURT, SURREY ROAD, BOURNEMOUTH, BH4

£190,000 SHARE OF FREEHOLD

An exceptionally bright and spacious one double bedroom first floor apartment situated within this established purpose-built development on the popular Surrey Road. The shops, bars and restaurants of Westbourne are just a short walk away and the property sits adjacent to the Bournemouth Gardens which run from Coy Pond to the town centre and beach.

First floor | Large lounge diner | Modern kitchen and bathroom | Good size double bedroom | All rooms are South facing | Underground parking with extra storage area | Communal gardens | Close to Westbourne

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne with bus routes to Bournemouth and surrounding areas and a particular feature is the direct and delightful walk through local protected heath land to an area of Coy Pond.

Coy Pond is renowned for its beautiful willow trees and sylvan walk alongside a gentle stream which snakes through the pleasure gardens, finally coming to rest in Bournemouth which boasts renowned award-winning Blue Flag beaches which 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.

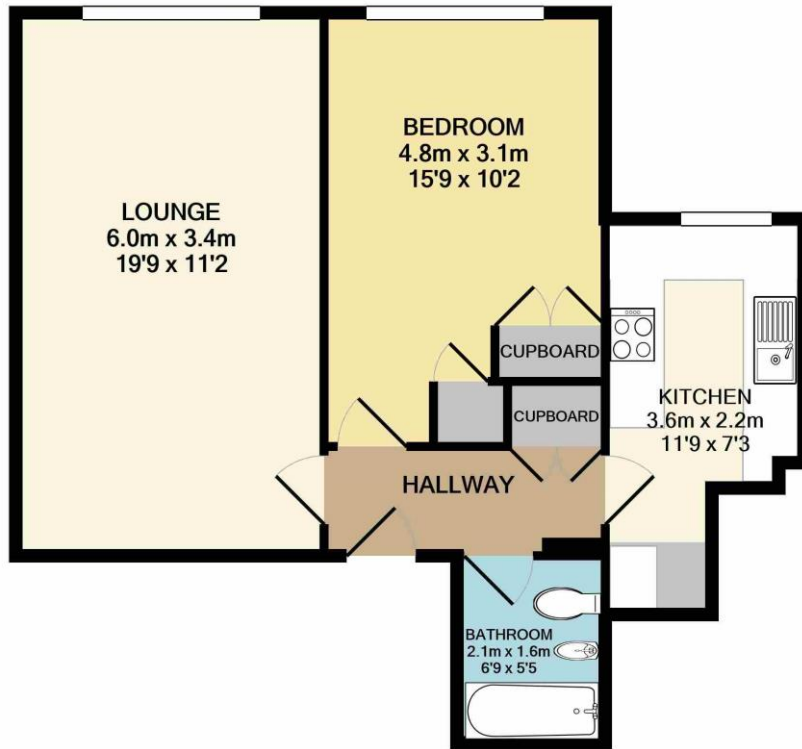


DESCRIPTION

The apartment is situated on the first floor which is accessed via a flight of stairs through well presented communal hallways. A private front door then leads into the entrance hallway which houses a storage cupboard and doors to principal rooms. There is a large lounge diner with ample room for a dining table and benefitting from a south facing window which enjoys tree views. The kitchen is fitted with a range of base and eye level work units and a breakfast bar area with space and plumbing for domestic appliances.

There is a bright and spacious master bedroom again with a south facing window in joint reviews and the added benefit of built-in wardrobes. The bathroom is tiled and comprises of a suite to include a low-level WC, wash hand basin and panelled bath with shower above.

A secure underground parking space is conveyed with the apartment. In the parking area there is also a lockable storage cupboard for the property. There are beautiful well maintained communal gardens surrounding the development.



TOTAL APPROX. FLOOR AREA 50.6 SQ.M. (544 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

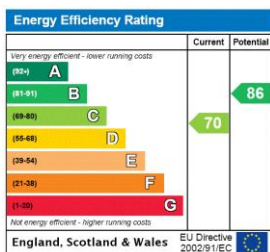
COUNCIL TAX BAND: B

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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