



AZALEA PARK, MILNER ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

£325,000 SHARE OF FREEHOLD

A beautifully presented and unique ground floor apartment which occupies a superb position overlooking landscaped gardens. Situated in the quiet tree lined Milner road which is just a short walk away from the award winning beach whilst also being close to Westbourne.

Ground floor | Two bedrooms | Lounge diner | Modern kitchen & bathroom | Garden access | Garage | Close to the beach

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Westcliff area offers easy access to the renowned award-winning local Blue Flag sandy beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne village is a short level walk away 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. Bournemouth town centre is also nearby and offers a more diverse range of high street shops and an extensive selection of leisure amenities.

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 and is accessed via a communal entrance which is shared by just two apartments. The entrance hall runs the length of the apartment, houses a storage cupboard and doors to principal rooms.

The lounge is a particular feature of the property benefiting from dual aspect windows and French doors enjoying views out across the landscaped communal gardens. The modern kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two well presented bedrooms both with space for free standing furniture and the added benefit of garden views from the master.

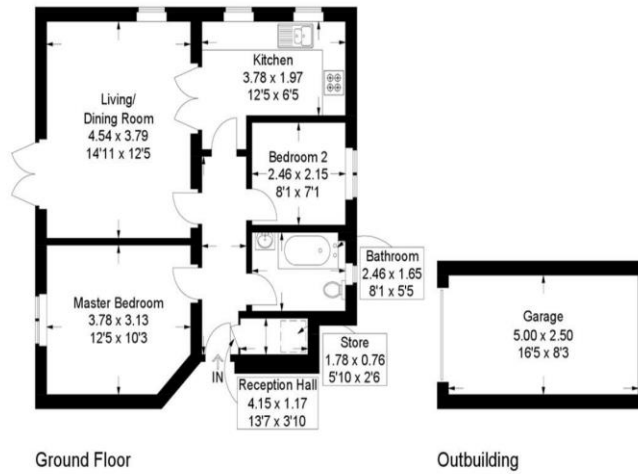
The family bathroom is fully tiled and comprises of a suite to include wc, wash hand basin which is inset to a vanity unit and a bath with shower above.

French doors from the lounge open out to the communal gardens which are laid to lawn with mature tree surround making the gardens very secluded. There is a patio for outside dining.

A garage is conveyed with the property.

Azalea Park, Milner Road, Bournemouth

Approximate Gross Internal Area = 57.2 sq m / 616 sq ft
 Outbuilding = 12.8 sq m / 138 sq ft
 Total = 70 sq m / 754 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

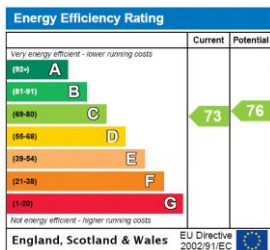
TENURE: Share of Freehold 993 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2500 per annum

AT A GLANCE

- Ground floor
- Two bedrooms
- Lounge diner
- Modern kitchen & bathroom
- Garden access
- Garage
- Close to the beach



Westbourne | 01202 767633 |

Winkworth