



STUDLAND COURT, MARLBOROUGH ROAD, BOURNEMOUTH, DORSET, BH4

£260,000 SHARE OF FREEHOLD

A bright and spacious two-bedroom first floor apartment set within a small purpose built development on the popular tree lined Marlborough road which is a short level walk into Westbourne whilst also being near to the beach and good transport links. The property offers good size accommodation throughout with a sunny balcony and a garage.

Purpose built | Two bedrooms | Lounge and dining area | Kitchen
breakfast room | Contemporary Bathroom | Sunny balcony | Garage |
Close to Westbourne

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two-mile-long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

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

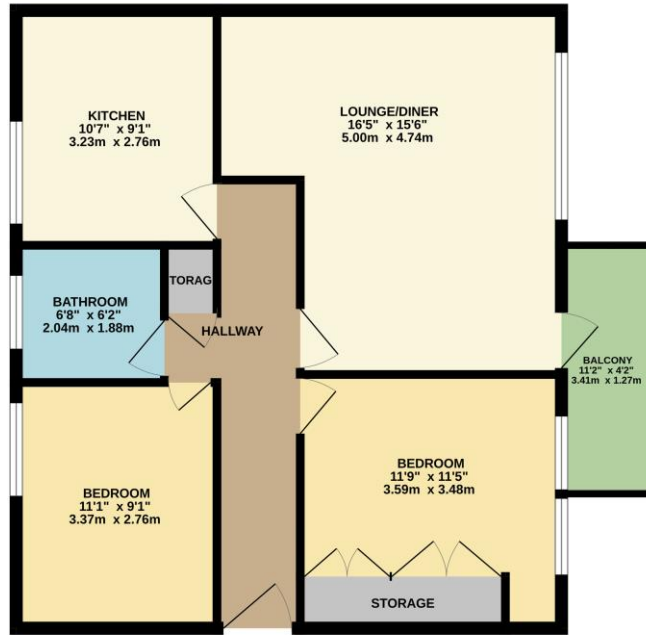
The property is situated on the first floor which is accessed via stairs through well-presented communal hallways. A private front door leads into the entrance hall which runs the length of the property, houses two storage cupboards and doors to principal rooms.

The lounge is a good size benefiting from a south facing aspect with views over well maintained communal gardens a patio door then leads out onto the sunny balcony. The dining area is open plan to the lounge, where there is ample room for a large table. The kitchen breakfast room comprises of base and eye level work units with space and plumbing for domestic appliances.

There are two double bedrooms the master benefiting from fitted wardrobes and space for further free-standing furniture. The bathroom benefits from a contemporary suite to include wc, wash hand basin and shower over bath.

A garage is conveyed with the property

GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq. ft. (63.6 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 capability 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: C

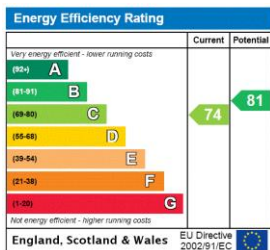
TENURE: Share of Freehold 935 years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1800pa

AT A GLANCE

- Purpose built
- Two bedrooms
- Lounge and dining area
- Kitchen breakfast room
- Contemporary Bathroom
- Sunny balcony
- Garage
- Close to Westbourne



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