



## KERNELLA COURT, SURREY ROAD, BOURNEMOUTH, DORSET, BH4

### **£325,000 SHARE OF FREEHOLD**

An immaculately presented three double bedroom apartment set within a well managed development of privately owned apartments which run adjacent to the Bournemouth gardens. The property is in superb order throughout and benefits from a garage and sunny balcony.

Purpose built | Three double bedrooms | Lounge diner | Modern kitchen |  
Two contemporary bathrooms | South facing balcony | Garage | Backs on  
to the Bournemouth gardens

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.



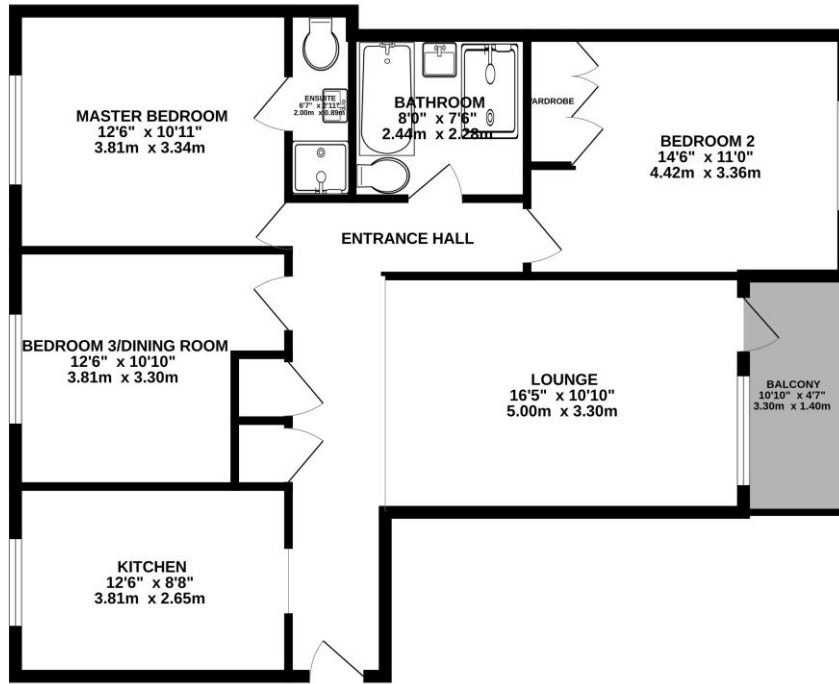
## DESCRIPTION

Introducing this purpose-built flat nestled in the sought-after location of Westbourne. Boasting three double bedrooms, a spacious lounge diner, a modern kitchen, two contemporary bathrooms, and a south-facing balcony, this property offers comfortable and stylish living space.

Situated just a short walk from the popular shops, bars, and restaurants in Westbourne, residents also benefit from direct access to the stunning Bournemouth Gardens, which lead from Coy Pond all the way to the beach. With good transport links nearby, convenience and leisure are just a stone's throw away.

Spanning 923 sq/ft, this flat features a garage for convenient parking and backs onto the tranquil Bournemouth Gardens, offering a serene environment. The property is in excellent condition, ready for new owners to move in and make it their own.

923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 sq.m.) approx.  
 Whilst 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:** C

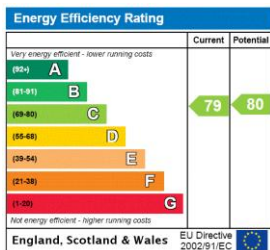
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £3168 per annum

**AT A GLANCE**

- Purpose built
- Three double bedrooms
- Lounge diner
- Modern kitchen
- Two contemporary bathrooms
- South facing balcony
- Garage
- Backs on to the Bournemouth gardens



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