



## AMAYA LODGE, ALTON ROAD, BOURNEMOUTH, BH10

### **£225,000 LEASEHOLD**

A very well presented two bedroom ground floor garden apartment situated close to local amenities and good transport links. The property is in superb order throughout and would make an ideal first time buy or investment.

Ground floor | Two double bedrooms | Lounge diner | Modern kitchen & bathroom | Allocated parking | Private garden | Small modern development | Close to local amenities

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.

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.

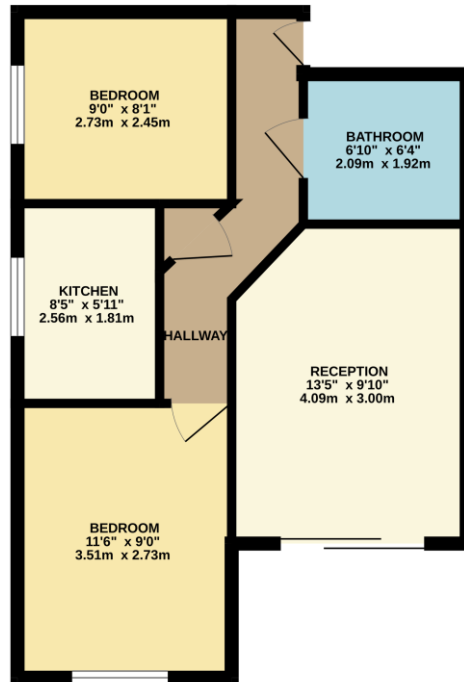


## DESCRIPTION

This modern property boasts two spacious bedrooms, a stylish lounge diner, a contemporary kitchen, and a sleek bathroom. With allocated parking and a private garden, you'll have plenty of space to relax and entertain.

Situated in a small modern development, this excellent condition flat is just a stone's throw away from local amenities, offering convenience at every turn. Excellent transport links make it easy to access Bournemouth town centre, perfect for those who enjoy city living or commuting.

GROUND FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq.ft. (42.0 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:** B

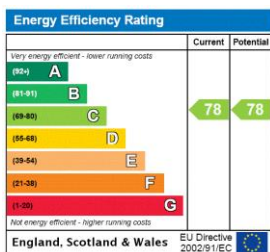
**TENURE:** Leasehold 169 years remain

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1554 per annum

## AT A GLANCE

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