



## SUNBURY COURT, MARLBOROUGH ROAD, BOURNEMOUTH, DORSET, BH4

### **£250,000 SHARE OF FREEHOLD**

A bright and well presented two double bedroom apartment situated in the very popular tree lined Marlborough road in Westbourne. Comprising modern spacious accommodation throughout and just a short to local amenities, good transport links and the beach.

First floor | Two double bedrooms | Large lounge diner | Fitted kitchen |  
Modern bathroom | South facing balcony | Garage | Vacant possession

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

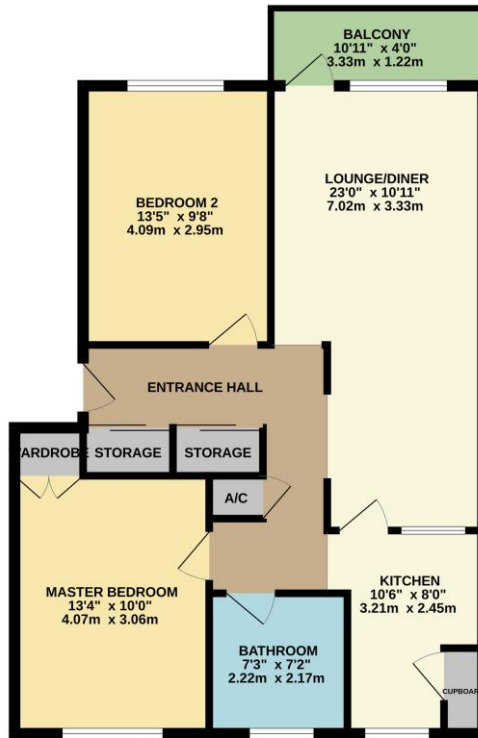
Located in the vibrant area of Westbourne, this very good condition first floor flat offers a contemporary and spacious living space.

The property features two double bedrooms, a large lounge diner, a fitted kitchen, and a modern bathroom. Step out onto the south facing balcony to enjoy views of the surrounding area. With the added bonus of a garage, this flat is available for immediate possession.

Situated close to popular shops, bars, and restaurants, as well as being just a short walk away from the beach, this property also boasts good transport links for added convenience.

Ideal for those seeking a modern and comfortable living space in a sought-after location, this first floor flat in Westbourne is perfect for a variety of buyers.

1ST FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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**

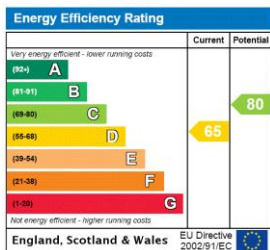
**TENURE:** Share of Freehold 984 year lease

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1676 per annum

## AT A GLANCE

- First floor
- Two double bedrooms
- Large lounge diner
- Fitted kitchen
- Modern bathroom
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