



## STUDLAND COURT, MARLBOROUGH ROAD, BOURNEMOUTH, BH4

### **£250,000 SHARE OF FREEHOLD**

A bright spacious and well presented two double bedroom first floor apartment which is situated on the very popular tree lined Marlborough road in Westbourne. The shops bars and restaurants are a short level walk away as are good transport links and the beach. Offered with vacant possession.

Purpose built | First floor | Two double bedrooms | Large lounge diner |  
Modern kitchen & bathroom | Enclosed 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

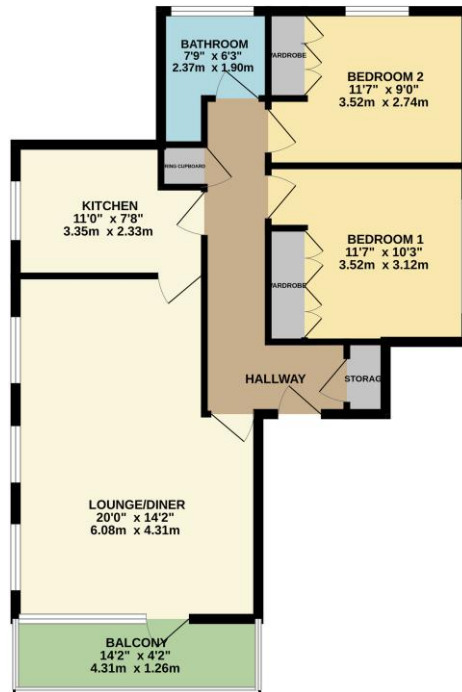
The apartment is situated on the first floor which is accessed via stairs through well presented communal hallways. A private front door leads into the entrance hall which houses two storage cupboards and doors to principal rooms.

The lounge is a very bright room, benefiting from dual aspect windows and a patio door which leads out to the enclosed balcony. There is ample room for a good size table at the dining end of the room. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two double bedrooms both with fitted wardrobes and space for further free standing furniture. The family bathroom is tiled and comprises of a suite to include wc, wash hand basin and large walk in glass screen shower.

A garage is conveyed with the apartment.

FIRST FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (64.9 sq.m.) approx.  
While 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:** £2000 per annum

## AT A GLANCE

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- First floor
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