



FLAT4  
63 PARKWOOD ROAD  
Bournemouth  
BH5 3BB

ASKING PRICE  
£210,000

“A well presented, two bedroom, first floor apartment with allocated parking and share of freehold..”

**Winkworth**

for every step...

ASKING PRICE £210,000

Two Bedrooms  
Modern Bathroom  
Open Plan Lounge / Kitchen  
First Floor  
Allocated Parking  
Close To Local Amenities  
Bike Storage

EPC: TBC | COUNCIL TAX: B | FREEHOLD | PETS: TBC  
MAINTENANCE £850 PA | GROUND RENT: PEPPERCORN

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## Why Parkwood Road?

Set within a modern development, this two bedroom first floor apartment offers spacious open plan living with allocated off road parking and a secure communal bike store.

Upon entering, you are immediately greeted with the light and spacious, dual aspect open plan, kitchen, dining/ lounge. The modern kitchen has a range of wall and base mounted units with integrated oven and hob with stainless steel splash back, integrated fridge/ freezer, dishwasher and washing machine. The lounge/dining area has ample space for a dining table and lounge furniture.

Bedroom one is double in size with dual aspect windows allowing natural light to flood through with space for a range of

bedroom furniture. Bedroom two is a single which could also make an ideal home office.

Outside to the rear of the property there is allocated parking with secure brick built bike storage.

## Pokedown | Kings Park

Kings Park and its adjoining neighbour Pokedown is home to the premiership team AFC Bournemouth. Many of the properties in this area were built 1890's to 1900. It enjoys an athletics stadium, cricket pitch with a pavilion along with a skate park and playpark for the little ones. There is also a large nursery for any green fingered enthusiasts. With good transport links, it is an ideal location for those that need to commute. The hustle and bustle of Southbourne high-street is just a short distance.



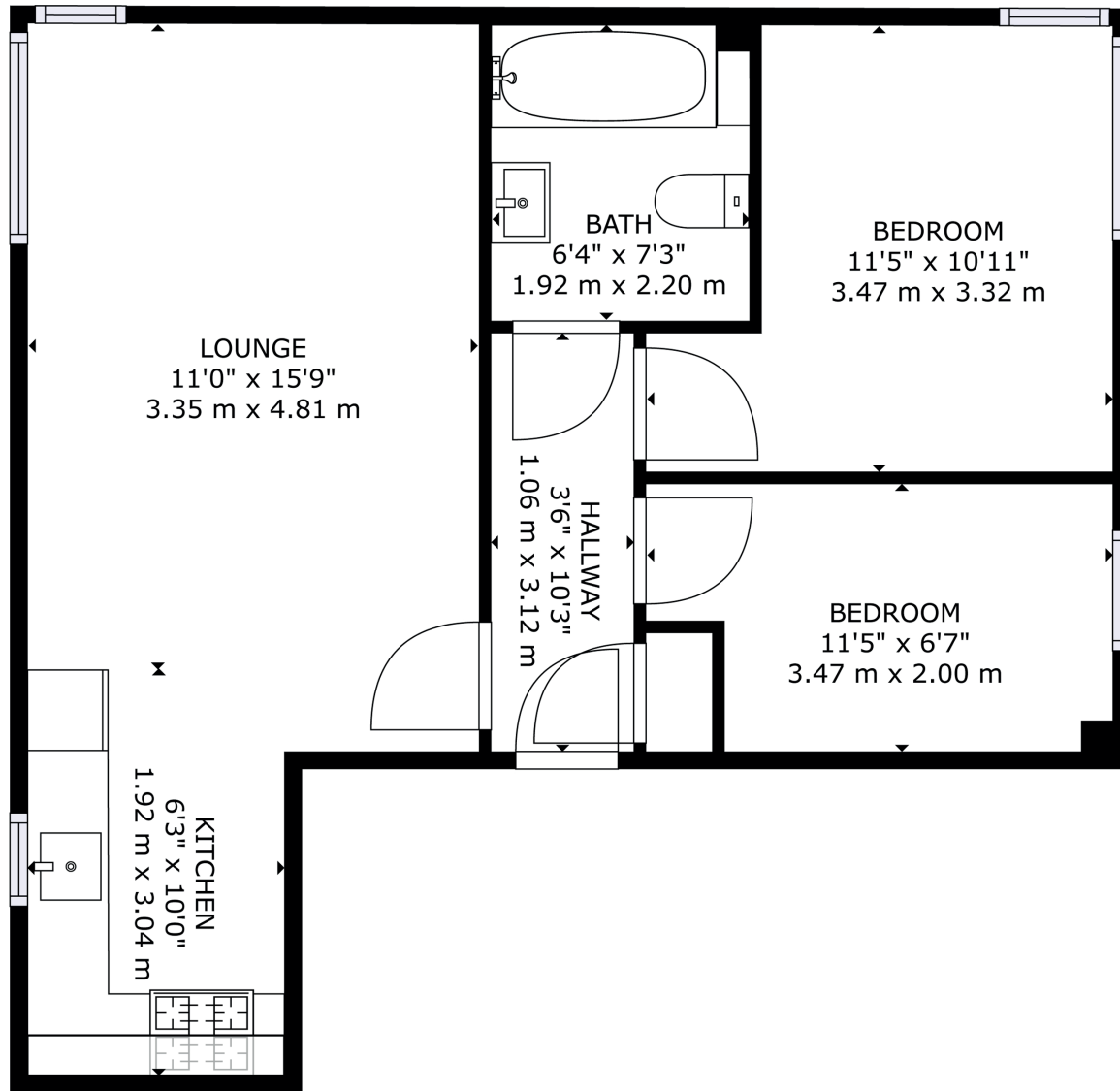
## Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafes, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forrest national park.

A local bus service provides links to Bournemouth, Poole and Christchurch with different shopping experience in each location, together with a number of restaurants and bars providing a vibrant nightlife.

Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.





GROSS INTERNAL AREA  
 FLOOR 1: 523 sq. ft, 49 m<sup>2</sup>  
 TOTAL: 523 sq. ft, 49 m<sup>2</sup>

**DISCLAIMER:**

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”



for every step...