



FLAT 9
OLIVER COURT
1 CROMWELL
GARDENS
SOUTHBOURNE
BH5 2DG

ASKING PRICE
£190,000

“A unique, one
double bedroom
maisonette just 500
meters to Southbourne
high street with off
road parking”

Winkworth

for every step...

ASKING PRICE £190,000

One Double Bedroom
Maisonette
Off Road Parking
Open Plan Kitchen / Living Room
500 Meters To Southbourne High Street

EPC: B | COUNCIL TAX: A | LEASEHOLD 115 YEARS REMAINING | MAINTENANCE £1188 P/A | GROUND RENT £200 P/A | NO PETS / HOLIDAY LETS PERMITTED
01202 434365
southbourne@winkworth.co.uk





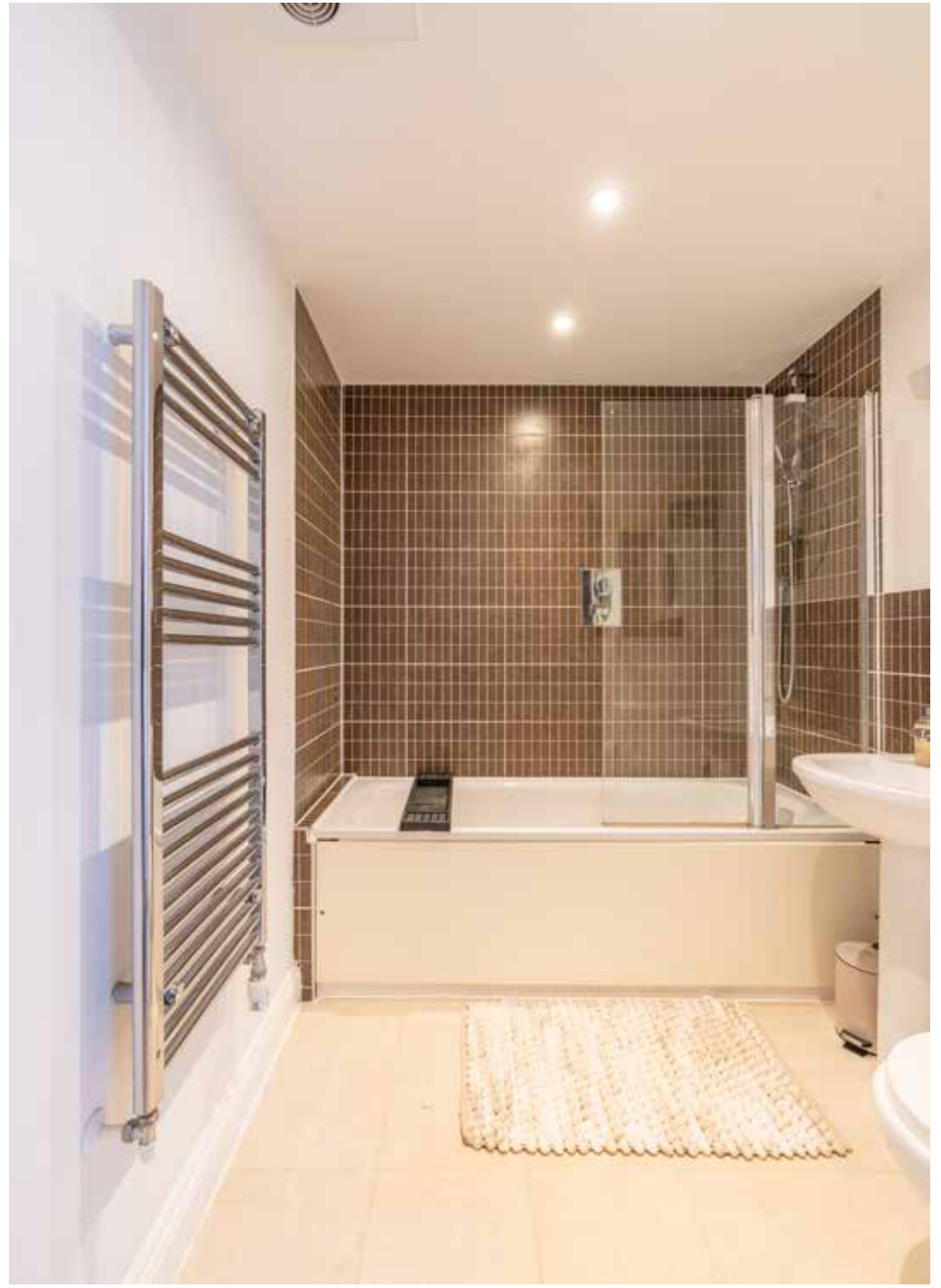
Why Oliver Court?

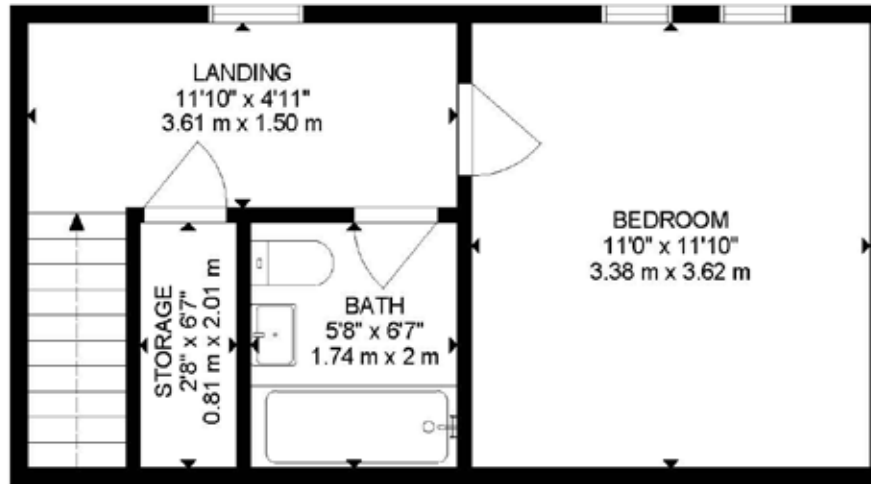
Oliver Court is conveniently located in Cromwell Gardens, just 500 meters to Southbourne high street which has been rejuvenated in recent years to include a range of independent cafés, restaurants, bars and shops along with excellent transport links to Christchurch and Bournemouth. Pokesdown train station is just 350 meters away, ideal for anyone looking to commute. Southbourne cliff tops are less than a mile away with panoramic view extending from the Isle Of Wight over to Old Harry Rocks. Take a walk down the zig zag to find miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a number beach side restaurants and bars to take in along the way. Whatever you decide to do, there is something for everyone to enjoy.

The accommodation is split over the first and second floor. The first floor enjoys an open plan lounge / kitchen. The kitchen area is well equipped with modern cabinets, integrated oven and hob with space and plumbing for a washing machine and under counter fridge / freezer. Also located on this floor is a wc.

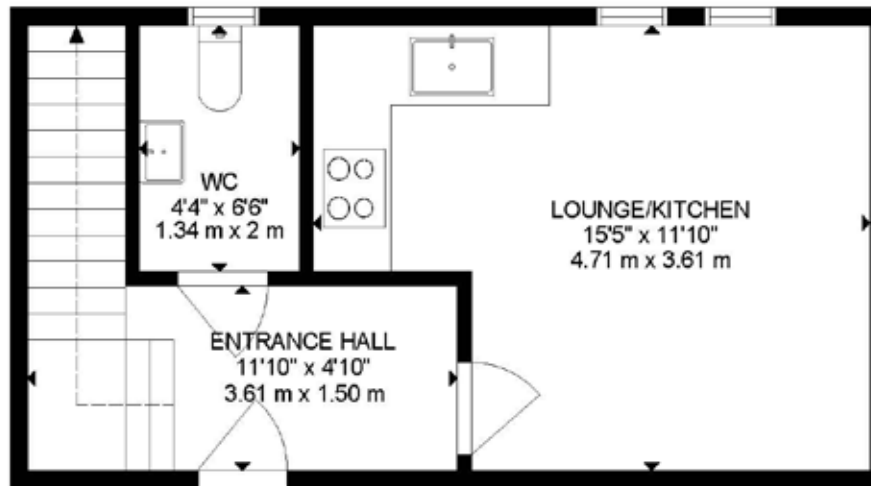
Stairs lead to the second floor. The spacious double bedroom is flooded with natural light and serviced by the family bathroom which includes a bath with over head shower and glass shower screen, wash hand basin and wc, complemented with stylish wall and floor tiles.

Outside, the property enjoys a block paved driveway with off road parking.





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 277 SQ FT, 25.75 m², FLOOR 2: 277 SQ FT, 25.75 m²
 TOTAL: 554 SQ FT, 51.5 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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