



VALCOURT, BRANKSOME WOOD ROAD, BOURNEMOUTH, DORSET, BH4

£130,000 LEASEHOLD

An opportunity to acquire a refurbishment project close to Westbourne Village and Bournemouth gardens. This one-bedroom ground floor apartment benefits from character features, ample storage, bright rooms, and vacant possession. It would make an ideal first time buy or investment property.

One Bedroom | Ground Floor | Character Apartment | Refurbishment Project | Ample Storage | Backs on to Bournemouth Gardens | Short Walk to Westbourne | No Chain

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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 property is accessed via a well-presented communal hallway which leads through to the private entrance to the apartment itself. The apartment front door leads into the hallway which houses doors to principal rooms and two useful storage cupboards.

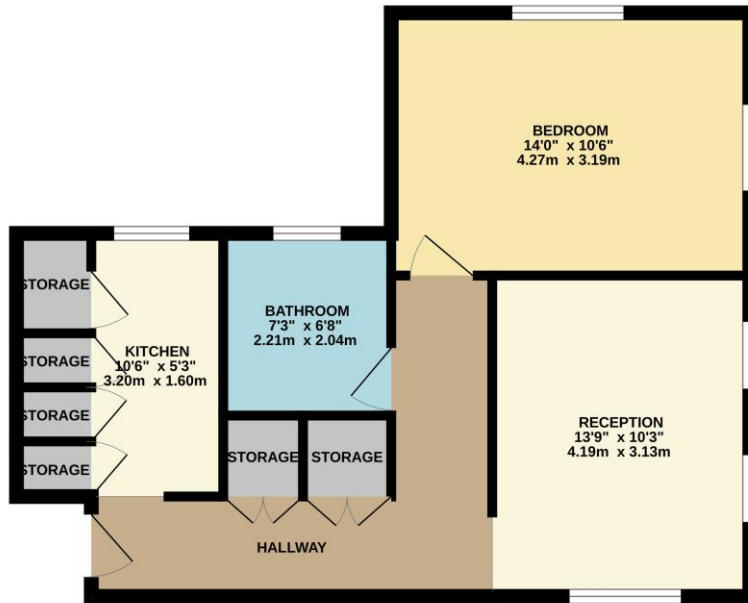
The lounge diner benefits from large bright windows overlooking the rear aspect as well as ample room for a table and chairs. The kitchen is accessed via the hallway and requires full updating. There is currently a range of base and eye level work units with space and plumbing for domestic appliances as well as a bright window.

The double bedroom has a large window facing the front aspect. There is ample room for further bedroom storage as required. The wet room is accessed off the lounge diner and comprises a power shower, WC and wash hand basin.

Valcourt does also benefit from its own private access into Bournemouth Gardens.

We have been informed by the managing agents the lease extension will cost £15,000.

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 537 sq.ft. (49.9 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 areas 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

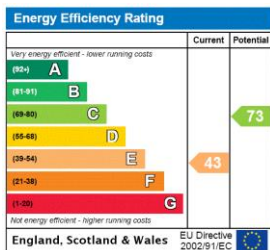
TENURE: Leasehold 73 Years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1823pa Ground rent £100pa

AT A GLANCE

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