



WESTBURY GARDENS, SURREY ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

£229,950 SHARE OF FREEHOLD

This exceptionally well presented ground floor purpose built apartment is situated just a short walk from the superb range of shops, bars, restaurants and coffee shops in Westbourne Village and also nearby are the award-winning sandy beaches, not to mention Bournemouth Gardens directly across the road. The apartment has been recently redecorated and carpeted in a modern style and accommodation includes a spacious 'L' shaped lounge diner, two double bedrooms, an en-suite shower room to the master bedroom and secure off road parking.

Two double bedrooms | Ground floor | En-suite to master bedroom | Newly redecorated and carpeted | Private patio | Off-road parking behind electric gates | Short walk to Westbourne Village | Close to award-winning sandy beaches | Directly opposite Bournemouth Gardens

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne Village is just a short walk away 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 Food Hall.

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.



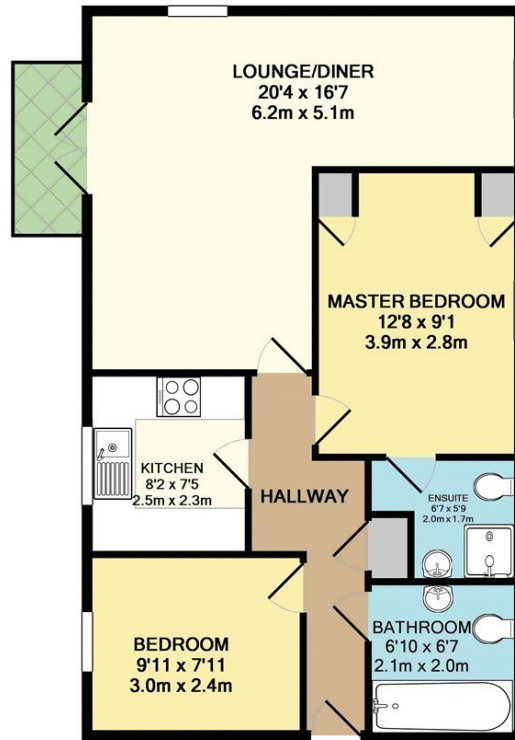
DESCRIPTION

The property is accessed through well maintained communal entrance hallways via telephone entry system where the apartment can be found on the ground floor. The entrance hallway houses a built in storage cupboard with slatted shelving and the electric trip switches and provides access to all principal rooms.

The lounge diner is a spacious triple aspect 'L' shaped room which has plenty of space to accommodate a dining table and chairs as well as a sofa suite. To the front there are a set of double doors leading out onto a patio area and to the side and rear, windows overlooking the communal grounds. The kitchen is fitted with a range of floor and wall mounted cupboard and drawer units with adjoining wood effect work surface areas with tiled splash backs and has a built-in stainless steel 'AEG' double electric oven, an inset stainless steel four ring gas hob with a cooker hood over, an integrated freezer, and integrated fridge and space and a 'Bosch' washer dryer. There is also a wall mounted boiler and a front aspect window.

The master bedroom is a good size double room with a range of fitted wardrobes, a rear aspect window overlooking the communal grounds and has an en-suite shower room comprising a corner shower cubicle, a pedestal wash hand basin, a low-level WC and has partially tiled walls and floor and a wall mounted light with shaver socket. The second bedroom is another double room and has a window overlooking the front aspect. The family bathroom is fitted with a panel enclosed bath with a wall mounted shower unit and a glazed shower screen, a low-level WC, a pedestal wash hand basin and again, has partially tiled walls and floor with a wall mounted strip light with built-in shaver socket.

Outside, to the front of the property is an allocated parking space. Westbury Gardens is situated just a short walk from Westbourne Village and the award winning sandy beaches are also nearby.



TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: D

TENURE: Share of Freehold

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: £1137.52 per annum

AT A GLANCE

- Two double bedrooms
- Ground floor
- En-suite to master bedroom
- Newly redecorated and carpeted
- Private patio
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- Short walk to Westbourne Village
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- Directly opposite Bournemouth Gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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