



CLIVE COURT, MARLBOROUGH ROAD, BOURNEMOUTH, DORSET, BH4

£285,000 SHARE OF FREEHOLD

A well-presented and spacious ground floor apartment situated on the popular tree lined Marlborough road in Westbourne. The property is in good order throughout and set within a well-managed development of privately owned apartments. The shops, bars and restaurants are a short level walk away as is the beach.

Ground floor | Two bedrooms | Large lounge | Dining hall | Fitted kitchen | Modern bathroom | South Facing Patio | Garage

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

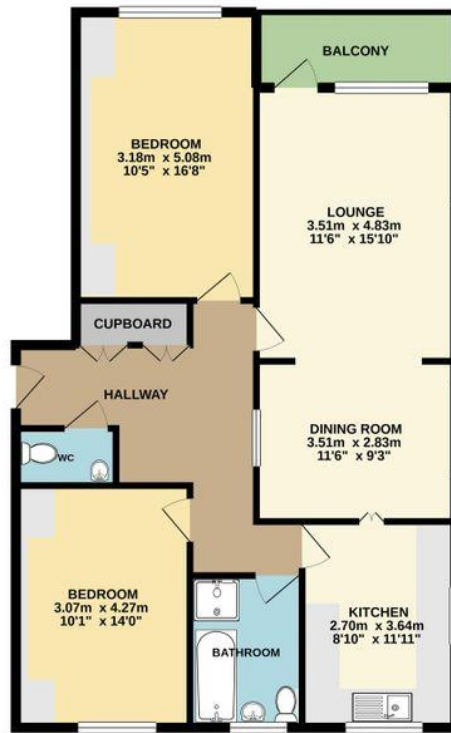
The apartment is situated on the ground floor which is accessed via a communal entrance with well-presented communal hallways. A private front door then leads into a generous hallway where this is an array of storage and doors to principal rooms as well as a separate W/C.

The large lounge/diner is a good size and enjoys a bright south aspect with access to the patio which enjoys views over the well-maintained communal gardens. The contemporary kitchen is fitted with a range of base units and wall shelves with integrated appliances.

There are two bedrooms in total, with the master bedroom enjoying a south aspect with views over the communal gardens. The second bedroom is a good sized double and currently arranged as an office. There is potential for a third bedroom with other apartments in the building opting to re-arrange the floor plan converting the dining hall into a bedroom. The bathroom benefits from a modern suite to include wc, wash hand basin, shower cubicle and bath.

A garage is conveyed with the property as well as off street parking available for guests and residents.

GROUND FLOOR
86.9 sq.m. (936 sq.ft.) approx.



TOTAL FLOOR AREA: 86.9 sq.m. (936 sq.ft.) approx.
Whilst 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 the responsibility to take 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.
Made with floorplan ©2022

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

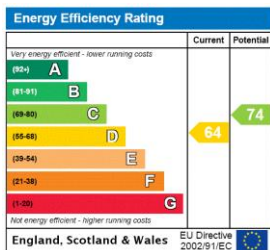
TENURE: Share of Freehold 980 Years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1823.50pa

AT A GLANCE

- Ground floor
- Two bedrooms
- Large lounge
- Dining hall
- Fitted kitchen
- Modern bathroom
- South Facing Patio
- Garage



Westbourne | 01202 767633 |

Winkworth