



## CRUSADER COURT, SURREY ROAD, BOURNEMOUTH, BH4

### **£250,000 SHARE OF FREEHOLD**

An exceptionally well presented two double bedroom top floor apartment situated in the ever popular Crusader Court development. The property is spacious with bright double glazed windows, modern kitchen and bathroom, ample storage throughout and secure allocated parking, all within easy reach of Westbourne & Bournemouth town centre.

Two Double Bedrooms | Top Floor | Bright Windows | Ample Storage |  
Modern Kitchen | Large Lounge Diner | Close to Westbourne &  
Bournemouth | Secure Allocated Parking

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

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.

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.

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.





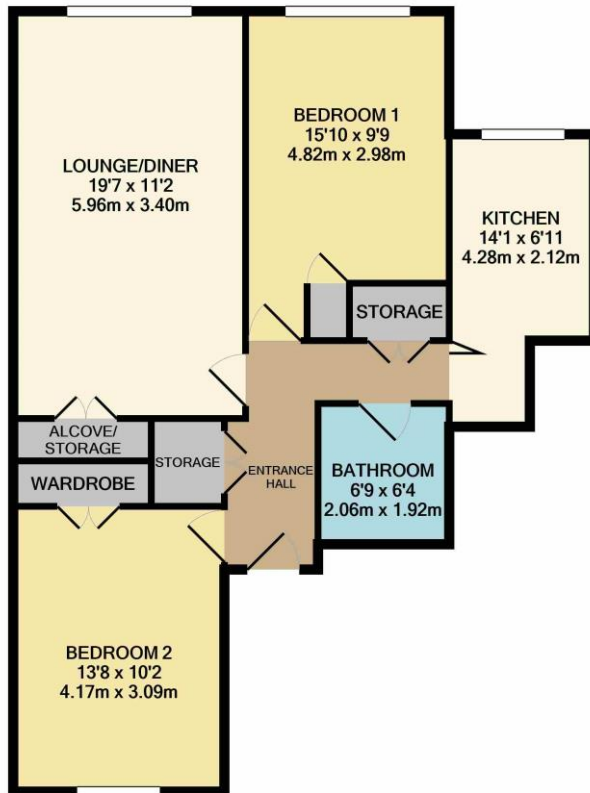
## DESCRIPTION

The property is accessed via a well presented communal hallway where stairs lead to the top floor and private entrance to the apartment itself. The hallway is spacious with doors to principal rooms as well as two useful cupboards.

The generous lounge diner enjoys a sunny aspect overlooking the well manicured communal grounds as well as an electric effect log burner and alcove with a storage cupboard below at one end of the room. There is ample room for a sizable dining table and chairs. The modern fitted kitchen includes a range of base and eye level work units with space and plumbing for domestic appliances again overlooking the beautiful communal grounds and trees.

There are two large double bedrooms both with fitted wardrobes and space for further storage as required. The master bedroom has views over the rear grounds whilst bedroom two overlooks the front aspect. The luxurious main bathroom has been finished to a high standard, is fully tiled and comprises bath/shower, WC, heated towel rail and wash hand basin.

There is a secure allocated parking space and storage lock up conveyed with the apartment situated behind an electric garage door as well as ample visitor parking to the front on a first come first serve basis.



TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 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:** C

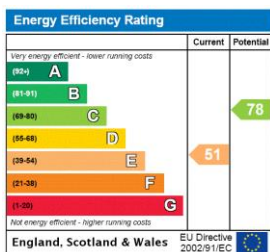
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** TBC

## AT A GLANCE

- Two Double Bedrooms
- Top Floor
- Bright Windows
- Ample Storage
- Modern Kitchen
- Large Lounge Diner
- Close to Westbourne & Bournemouth
- Secure Allocated Parking



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