



CAMELFORD COURT, MARLBOROUGH ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

£269,500 SHARE OF FREEHOLD

A bright and exceptionally spacious two-bedroom first floor apartment which is situated on the tree lined Marlborough road. Westbourne is a short level walk away and offers a variety of leisure and shopping facilities and the beach is also very nearby. The property is well presented throughout although would benefit from some modernisation. Vacant possession.

First floor | Two double bedrooms | Large lounge diner | Kitchen
breakfast room | Bathroom & separate WC | Good storage | South
facing balcony | 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 first floor which is accessed via stairs through well presented communal hallways. A private front door then leads into the entrance which houses a large storage cupboard (with plumbing for a washing machine) and doors to principal rooms.

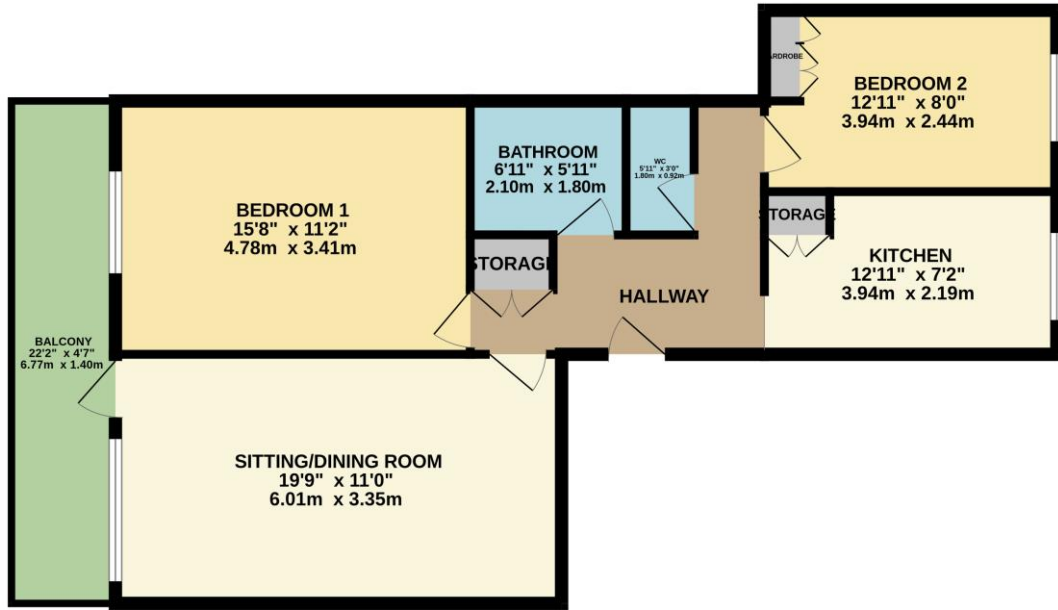
There is a very large lounge which can easily accommodate a dining table and there are large windows and a patio door which lead out onto the balcony. The south facing balcony enjoys beautiful views over the landscaped communal gardens. The kitchen is fitted with a range of base and eye level work units with space and plumbing for a dishwasher and undercounter fridge. The wall mounted combination boiler is housed in the kitchen discreetly behind one of eye level units. The boiler runs the hot water and heating and benefits from smart control system which can be run via your mobile phone.

There are two double bedrooms both accommodating fitted wardrobes and the master benefits from south facing Garden views.

The bathroom is fully tiled with suite comprising wash hand basin and panel bath with the shower above. There is a separate WC.

A garage is conveyed with the property.

FIRST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) 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 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

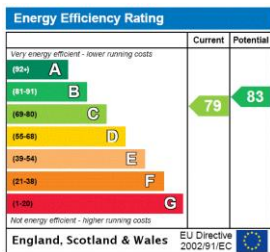
TENURE: Share of Freehold 975 years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1800pa

AT A GLANCE

- First floor
- Two double bedrooms
- Large lounge diner
- Kitchen breakfast room
- Bathroom & separate WC
- Good storage
- South facing balcony
- Garage



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