



DENBEIGH LODGE, SURREY ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

£195,000 LEASEHOLD

A fantastic one-bedroom ground floor garden apartment situated just a short walk away from the popular shops, bars and restaurants in Westbourne while also being close to the Bournemouth Gardens which start at Coy Pond and run all the way to the town centre and beach.

Ground Floor | One Double Bedroom | Lounge Diner | Contemporary Kitchen Breakfast Room | Modern Bathroom | Private Garden | Allocated Parking

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 Southwest train service.



DESCRIPTION

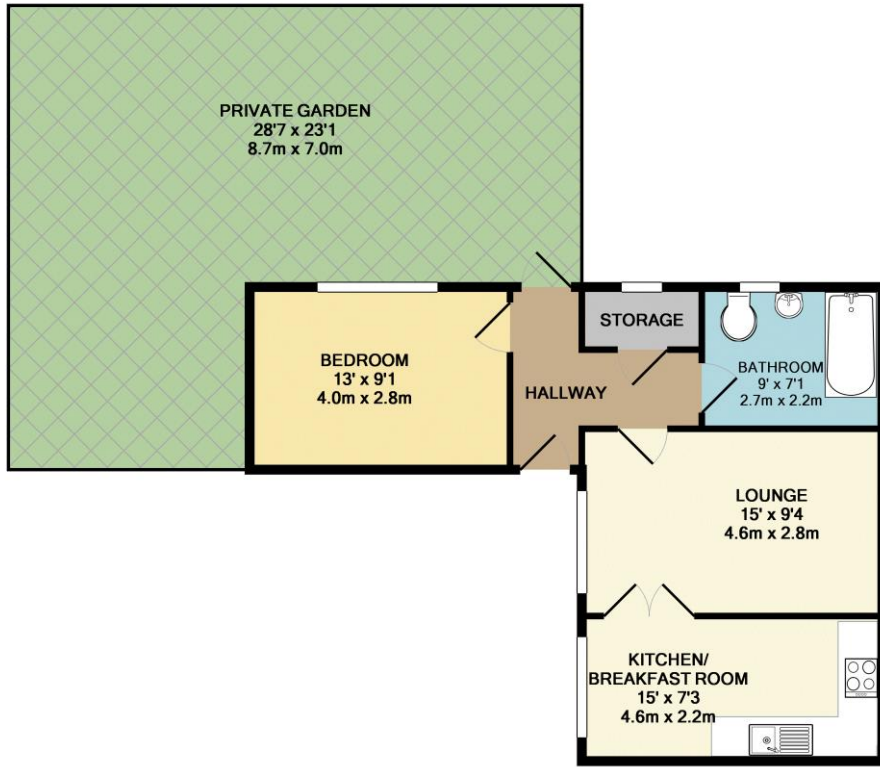
The property is accessed via a private entrance which leads into an entrance hall which houses a large built in storage cupboard and doors to principal rooms.

There is a good size lounge diner with ample space for a dining table and a large window. The kitchen breakfast room is accessed via double doors in the lounge and is fitted with a range of contemporary base and eye level work units. There is space and plumbing for domestic appliances and room for a breakfast table.

The master bedroom is a double room with space for free standing furniture and views over the private garden from a large window. The bathroom comprises of a modern suite to include a low-level WC, wash hand basin and panel bath with shower above and a glass screen.

The private rear garden is predominantly laid to lawn with mature shrub and tree surround. From the garden stone steps lead down into a dry cellar which is a superb area for storage.

Off road parking is conveyed with the property.



TOTAL APPROX. FLOOR AREA 503 SQ.FT. (46.7 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: B

TENURE: Leasehold 87 Years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1840pa Ground Rent £76pa

AT A GLANCE

- Ground Floor
- One Double Bedroom
- Lounge Diner
- Contemporary Kitchen Breakfast Room
- Modern Bathroom
- Private Garden
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90+)	A		
(81-91)	B		
(69-80)	C	71	73
(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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