



## BALMORAL HOUSE, SUFFOLK ROAD SOUTH, BOURNEMOUTH, DORSET, BH2

### **£190,000 LEASEHOLD**

This extremely well presented one double bedroom apartment is situated on the first floor of this conveniently located development situated just a short walk from Bournemouth Town Centre. Whilst also being set just a short distance from both the beach and Westbourne this property has been modernised throughout and boasts generous accommodation and is offered chain free.

Contemporary One Bedroom Apartment | Conveniently Located | Chain Free | Walk-in Wardrobe | Large Kitchen Breakfast Room | Separate Living Room | Close to the Beach | First Floor

Westbourne | 01202 767633 |

**Winkworth**





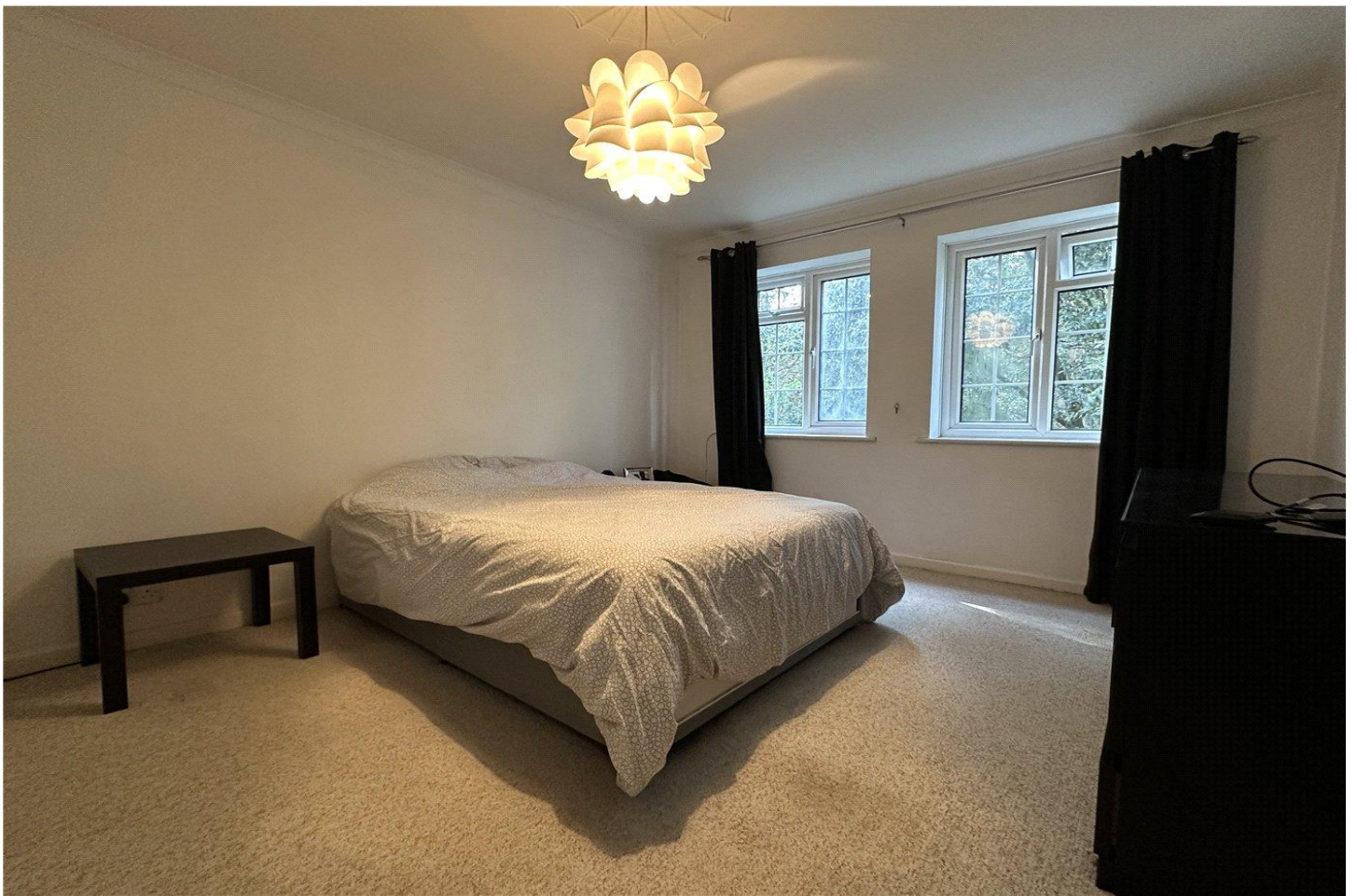
## LOCATION

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 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.





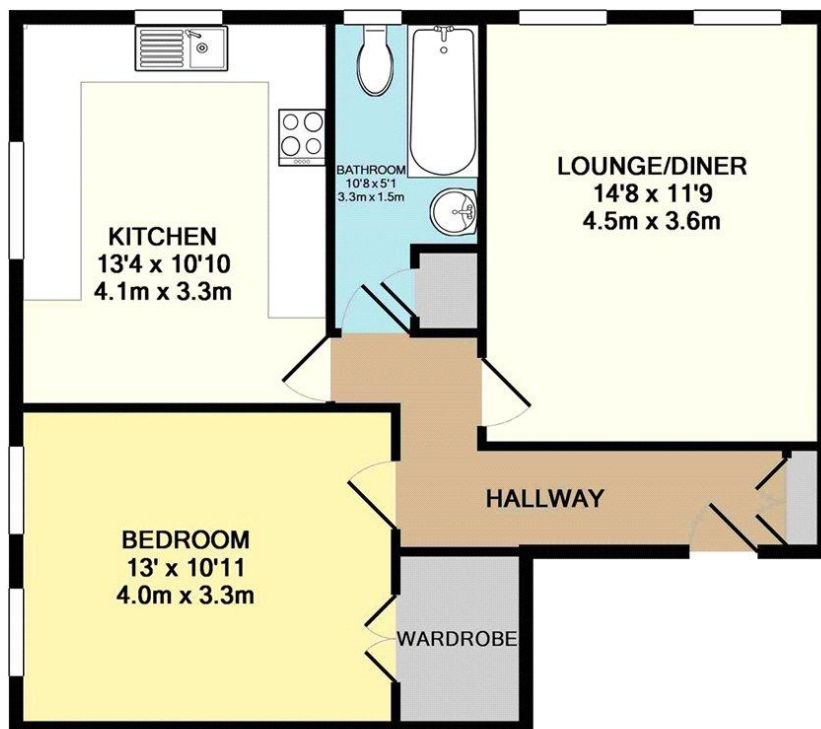
## DESCRIPTION

The apartment is situated on the first floor which is accessed via stairs through the communal hallways. A private front door then leads into the entrance hallway which benefits from a coat cupboard and a light and airy feel.

The lounge is a very good size and profits from two large feature windows with sunny aspects. There is ample room for large sofa suite and dining table if required. The modern kitchen is a particular feature of the apartment, with a range of base and eye level work units and space and plumbing for domestic appliances, a large area suitable for breakfast table, and a good amount of worktop space are rounded off nicely by the high gloss white units and double aspect windows to the rear and side of the development.

There is one large double bedroom which like the rest of the apartment has been completed with modern décor and offers ample space for a large bed and further furniture as required. The bedroom also has the added benefit of a sizeable walk in wardrobe which offers a great amount of storage. The bathroom is tiled and comprises of a contemporary suite to include a WC, wash hand basin, panelled bath and shower attachment. Also located in the bathroom is the airing cupboard.

Outside there is ample off road parking for all residents offered on a first come first served basis. This property must be viewed to be appreciated and is offered chain free.



TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.7 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

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1000 per annum

## AT A GLANCE

- Contemporary One Bedroom Apartment
- Conveniently Located
- Chain Free
- Walk-in Wardrobe
- Large Kitchen Breakfast Room
- Separate Living Room
- Close to the Beach
- First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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