



HAMBLE COURT, CHRISTCHURCH ROAD, BOURNEMOUTH, BH1

£235,000 LEASEHOLD

A bright and very spacious two double bedroom fourth floor apartment which is offered with vacant possession. Situated in a superb position close to local amenities and good transport links. The property offers generous accommodation in a well established development.

Fourth floor | Two double bedrooms | Large lounge diner | Modern kitchen | Shower room & separate wc | Excellent storage | Sunny balcony | Underground 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 South West train service.



DESCRIPTION

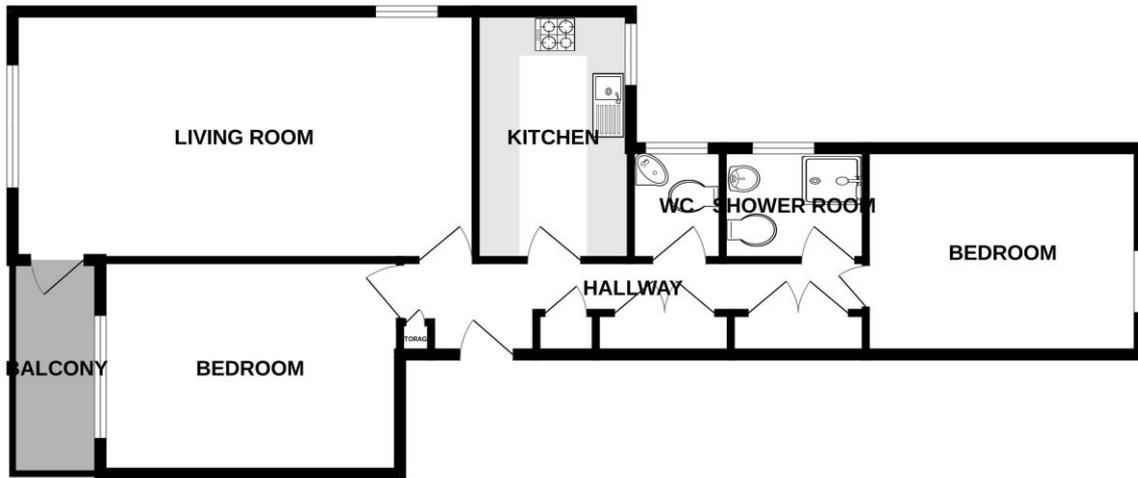
The property is situated on the fourth floor, which can be accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall, which runs the length of the apartment and houses three large storage cupboards, an airing cupboard and doors to principal rooms.

The bright and spacious lounge diner has ample space for dining table and enjoys large dual aspect windows and access onto the south facing balcony via a double glazed patio door. The modern kitchen is fitted with the range of high gloss, base and eye level work units with space and plumbing for domestic appliances.

There are two very generous double bedrooms, both with space for freestanding wardrobes and furniture and both bedrooms enjoying tree views through large windows. The bathroom is fully tiled with comprises of a wc, wash hand basin and walk in wet room style shower. There is also a further separate wc with low level toilet and wash hand basin.

An allocated underground parking bay is conveyed with the property as well as further visitor surface level parking on a first come first serve basis.

FOURTH FLOOR
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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: C

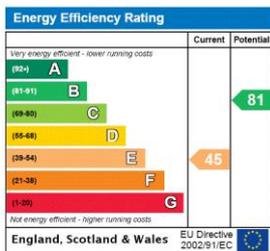
TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2410 per annum

AT A GLANCE

- Fourth floor
- Two double bedrooms
- Large lounge diner
- Modern kitchen
- Shower room & separate wc
- Excellent storage
- Sunny balcony
- Underground parking



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