



CARLTON GRANGE, BRAIDLEY ROAD, BOURNEMOUTH, BH2

£150,000 LEASEHOLD

A very well presented one bedroom ground floor apartment which is situated in Meyrick Park which is just a short walk away from the popular shops, bars and restaurants in Bournemouth town centre, whilst boasting a tree lined park, golf course and health club. The property comprises of modern accommodation throughout with a private entrance and garden views. The beach is a 10 minute walk away.

Ground floor | Private entrance | One double bedroom | Lounge diner |
Open plan kitchen | Full bathroom

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.

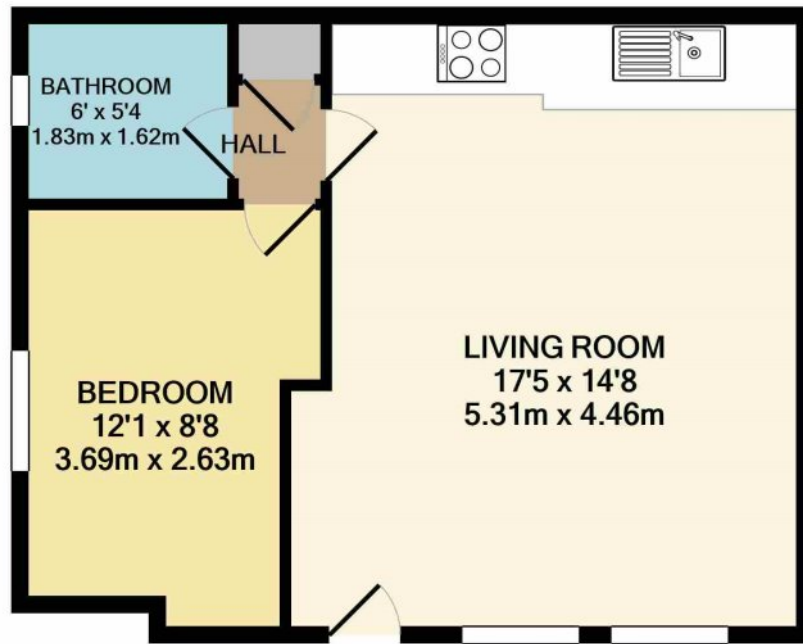


DESCRIPTION

The property is situated on the ground floor and is accessed via a private entrance which leads into the lounge diner. There is ample room for a dining table and there are views through large windows directly over the front communal gardens. The kitchen is open plan to the lounge and is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

The bedroom is a good size with ample room for free standing furniture and a window to side aspect. There is a tiled bathroom with suite comprising of a WC, wash hand basin, full bath with shower above and a heated towel rail.

Outside there are many off road residents parking spaces on a first come first serve basis as well as ample on road spaces within the surrounding roads.



TOTAL APPROX. FLOOR AREA 382 SQ.FT. (35.5 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: A

TENURE: Leasehold – 110 Years

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £700 pa £100 pa GR

AT A GLANCE

- Ground floor
- Private entrance
- One double bedroom
- Lounge diner
- Open plan kitchen
- Full bathroom