



OTTERBOURNE, SURREY ROAD, BOURNEMOUTH, BH2

£250,000 SHARE OF FREEHOLD

Otterbourne occupies a superb position backing directly onto the Bournemouth Gardens which run from Coy Pond all the way to the town centre and beach. Westbourne is also a short walk away and offers a variety of popular shops bars and restaurants. The property comprises of modern well-presented accommodation throughout with a sunny balcony.

Purpose built | Second floor | Two double bedrooms | Lounge diner |
Modern kitchen & bathroom | Sunny balcony | Garage & resident parking
| Close to Westbourne & Bournemouth

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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

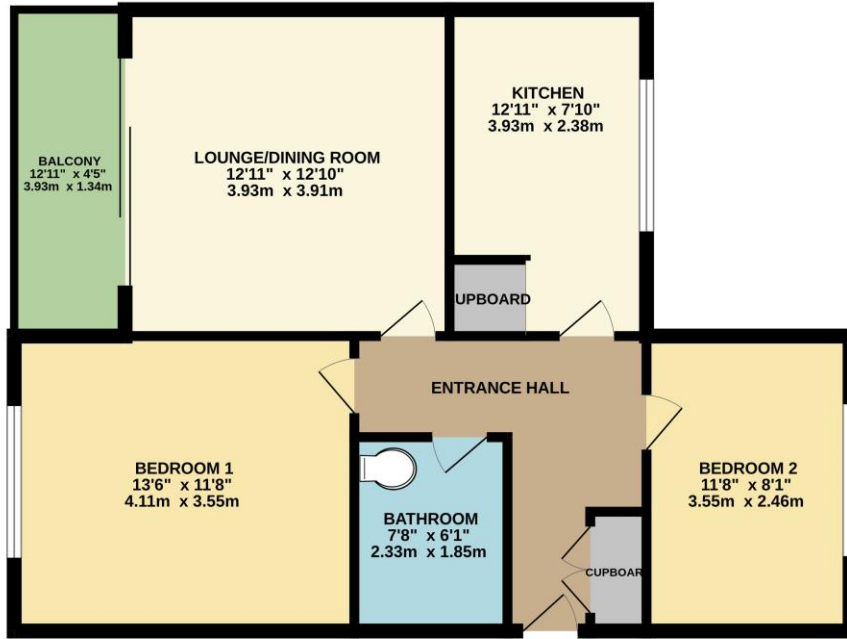
The apartment is situated on the second floor which is accessed via lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

The bright lounge has ample room for dining table and enjoys access onto the sunny balcony through sliding patio doors. The modern kitchen is fitted with the range of base and eye level high white gloss work units with space and plumbing for domestic appliances and rear facing views out towards the Bournemouth Gardens.

There are two generous double bedrooms both with space for freestanding furniture. The master bedroom is in especially good size and enjoys a bright sunny aspect. The family bathroom is fully tiled and comprises of a suite to include WC, wash hand basin, inset into a vanity unit, and a panel bath with shower above.

A garage is conveyed with the property in addition to resident parking on a first come first serve basis.

SECOND FLOOR



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

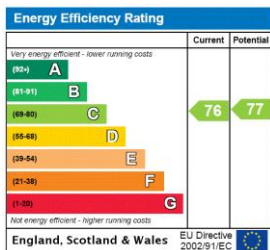
TENURE: Share of Freehold 979 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1560 per annum

AT A GLANCE

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- Second floor
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- Lounge diner
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