



**BIRCHVIEW LODGE, 33 CASTLEMAIN AVENUE**

Southbourne, BH6 5EJ

**ASKING PRICE £250,000**

**Winkworth**





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01202 434365 | southbourne@winkworth.co.uk

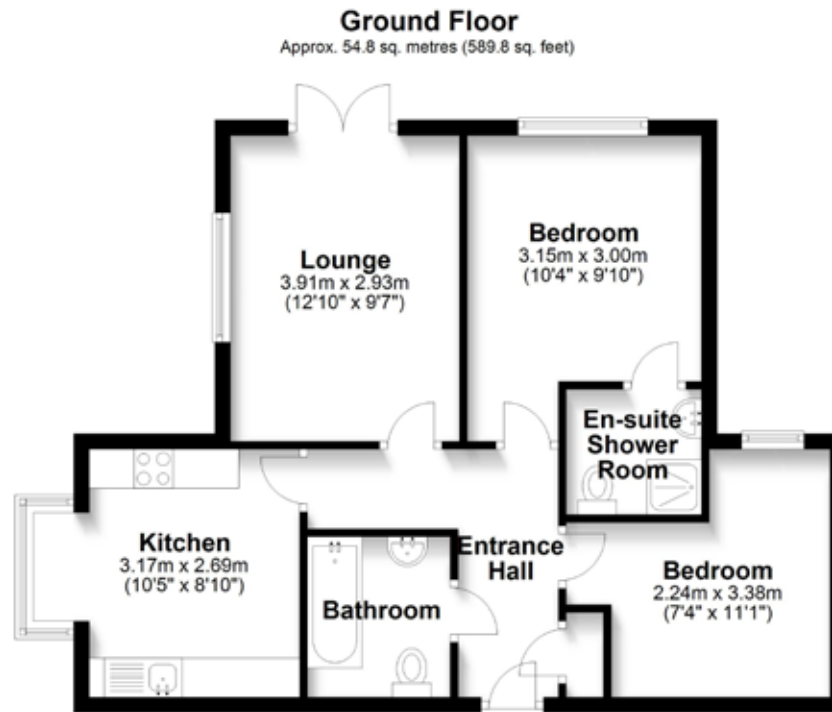
## Two bedroom, ground floor apartment with excellent rental potential.

A well proportioned two double bedroom, two bathroom ground floor apartment conveniently located close to Southbourne's vibrant highstreet. Situated in a small development of just four apartments with well maintained communal areas, this well presented ground floor apartment enjoys a dual aspect lounge with double doors leading out to a small patio area. The kitchen has a range of wall and base mounted units with space and plumbing for a washing machine and freestanding cooker and hob. The 2 bedrooms are both double in size with an en suite shower room to the master. Bedroom 2 is serviced by the family bathroom with bath, WC and wash hand basin. Allocated parking is located to the rear of the property.

**Two Bedrooms | Open-plan Lounge / kitchen | Modern Bathroom | First Floor | Central Location**

**EPC: C COUNCIL TAX BAND: B**





Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

Boscombe Manor is a highly sought after location within a short distance of the award winning blue flag sandy beaches which provide a level walk promenade extending from Hengistbury Head through to Sandbanks. Locally Boscombe High Street offers a varied shopping experience with a number of well known High Street names.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away.

Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.



## Winkworth Southbourne

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