



Castle Road, Dorset, BH9

£250,000 *Leasehold*



Located in the heart of Bournemouth's sought-after BH9 postcode, this immaculate two-bedroom apartment forms part of a contemporary, gated development designed for modern living.

KEY FEATURES

- Modern gated development
- Two double bedrooms
- Modern kitchen & bathroom
- 6m sunny balcony
- Secure allocated parking
- Bike storage



Westbourne

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DESCRIPTION

Located in the heart of Bournemouth's sought-after BH9 postcode, this immaculate two-bedroom apartment forms part of a contemporary, gated development designed for modern living. With a generous 574 sqft of bright and airy accommodation, this inviting home is a superb option for both discerning owner-occupiers and investors seeking a prime location.

Step inside to discover a spacious open-plan living area, bathed in natural light, leading directly onto a sunny balcony—ideal for morning coffee or alfresco relaxation. The tastefully finished modern kitchen is well-appointed with high-quality fittings, complemented by a sleek, modern bathroom. Both bedrooms are comfortable doubles, offering plenty of space for restful nights or flexible working from home arrangements.

Additional benefits include secure, allocated gated parking and dedicated bike storage—peace of mind for commuters or active residents. The entire property is meticulously presented, ensuring a move-in ready experience.





LOCATION

Situated in the popular BH9 area of Bournemouth, this beautifully presented new home offers the perfect balance of peaceful residential living and excellent local convenience. The property is ideally positioned close to Winton High Street, with its wide range of independent cafés, shops, supermarkets, and everyday amenities, while Bournemouth town centre and award-winning sandy beaches are just a short drive away.

The area is particularly popular with families and professionals thanks to its strong transport links, highly regarded local schools, nearby parks, and easy access to Bournemouth University. Excellent bus routes and nearby Bournemouth railway station provide convenient connections to Southampton, London, and the surrounding Dorset coastline.

Residents can also enjoy nearby green spaces including Winton Recreation Ground and Meyrick Park, offering open spaces, sports facilities, and scenic walks. The neighbourhood combines a welcoming community atmosphere with the practicality of modern living, making it an ideal location for both owner-occupiers and investors alike.

MATERIAL INFO

Tenure: Leasehold

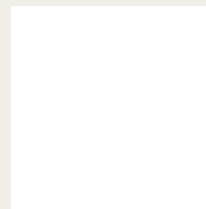
Term: 121 year and 0 months

Service Charge: £1380 per annum

Council Tax Band: B

EPC rating: To be confirmed

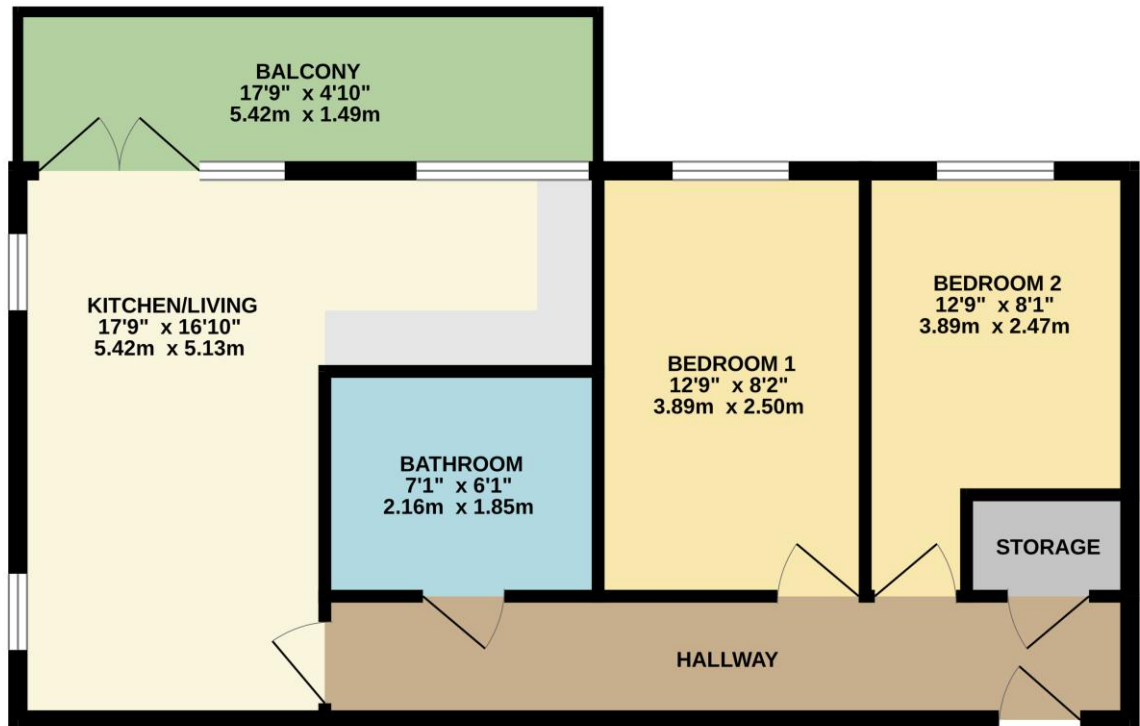
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

SECOND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 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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