



CROMER ROAD, POOLE, BH12

£159,950 SHARE OF FREEHOLD

An exceptionally well presented one double bedroom garden apartment in a great location close to many local amenities whilst also being a short level walk away from Westbourne. The property offers modern accommodation throughout with a private landscaped rear garden.

Beautiful landscaped rear garden with sun terrace | No forward chain |
New Lease (999 years) | No Ground Rent / annual service charge | 100m
to Branksome Train Station | Ground Floor Garden Flat (Pets Allowed) |
Popular central location near to shops and amenities | Ideal first home or
investment

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne with bus routes to Bournemouth and surrounding areas and a particular feature is the direct and delightful walk through local protected heath land to an area of Coy Pond.

Coy Pond is renowned for its beautiful willow trees and sylvan walk alongside a gentle stream which snakes through the pleasure gardens, finally coming to rest in Bournemouth which boasts renowned award-winning Blue Flag beaches which 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.



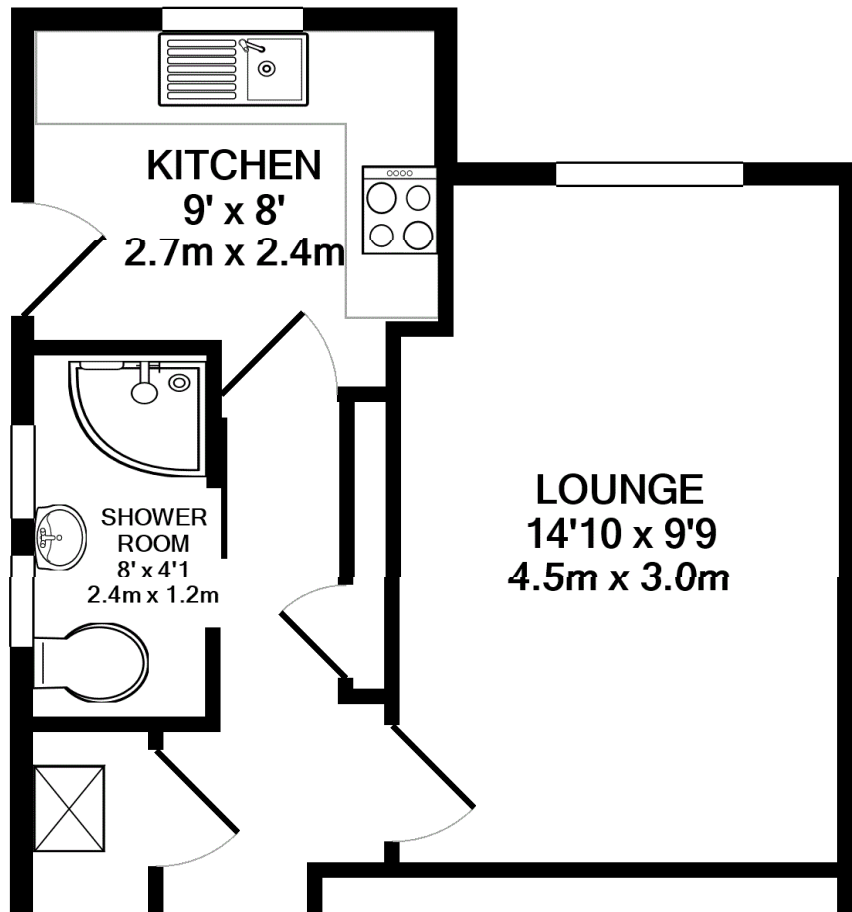
DESCRIPTION

The property is accessed via a private front door which leads into the entrance hallway running the length of the property and housing a large under-stairs storage cupboard plus a separate linen cupboard. From the hallway, laid with wood-effect flooring, doors lead off to all rooms.

There is a good size lounge diner which enjoys views over the private rear garden and has a character feature fireplace. There is also access via a hatch in the floor to a cellar with lighting and heating. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances and a door which leads out to the rear of the property and the garden.

There is a good size double bedroom to front aspect with a walk-in bay window and ample space for freestanding furniture as well as built-in storage. The bathroom is tiled and comprises of a modern white suite to include a low-level WC , wash hand basin and a cubicle shower.

The private rear garden is fully enclosed by panel fencing and wall (pet friendly) and laid mostly to lawn with mature shrubs and tree borders. The garden benefits from a patio area overlooking a wildlife pond and a beautifully presented sheltered sun terrace which enjoys the sun all day long and is perfect for entertaining. There is also a timber-built shed, ideal for bikes and storage.



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

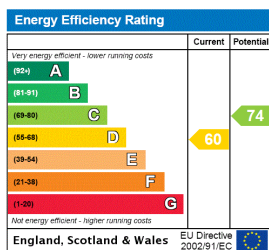
TENURE: Share of Freehold

LOCAL AUTHORITY:

SERVICE CHARGE: As and when basis

AT A GLANCE

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