



Flat 1, Warwick Court
34 Hawkwood Road
Bournemouth
BH5 1DP

OFFER IN EXCESS OF
£200,000

“A spacious, stylishly
presented, two bed-
room ground floor
flat less than a mile
to Boscombe’s sandy
beaches..”

Winkworth

for every step...

OFFERS IN EXCESS OF £200,000

Two Bedrooms
Stylish Decor
High Ceilings
Large Lounge
Ground Floor
Communal Gardens
Bike Store
Close To Local Amenities

EPC: TBC | COUNCIL TAX: B | LEASEHOLD 136 yrs remain
MAINTENANCE £850 every 6 months GROUND RENT: £200

01202 434365
southbourne@winkworth.co.uk





Why Warwick Court?

Warwick Court is an older style development conveniently located close to Boscombe's vibrant high street and less than a mile to Boscombe pier and the golden sandy beaches.

This ground floor property is stylishly presented throughout enjoying a spacious dual aspect lounge/ dining room which has ample space for a dining table and chairs along with lounge furniture. A feature fireplace provides a focal point to the room with a bay window to the front.

Both bedrooms are double in size with bedroom one benefiting from a range of fitted wardrobes. Bedroom two is currently used as a home office. Both bedrooms are serviced by the luxuriously appointed family bathroom which includes a bath

with overhead shower, vanity unit with sink, WC with part tiled walls.

The modern kitchen enjoys an integrated oven and hob with modern extractor with space and plumbing for washing machine and fridge freezer. There is a useful larder for storage and a door which gives direct access to the side of the property.

Boscome | Boscombe Pier

Home to miles of sandy beaches, the popular surf reef and free entry onto the pier, it has something for everyone. It enjoys a variety of restaurants and bars. Diverse landmarks in lively Boscombe include art deco buildings, a restored Victorian pier with a modernist entrance hall, and the 1890s-built



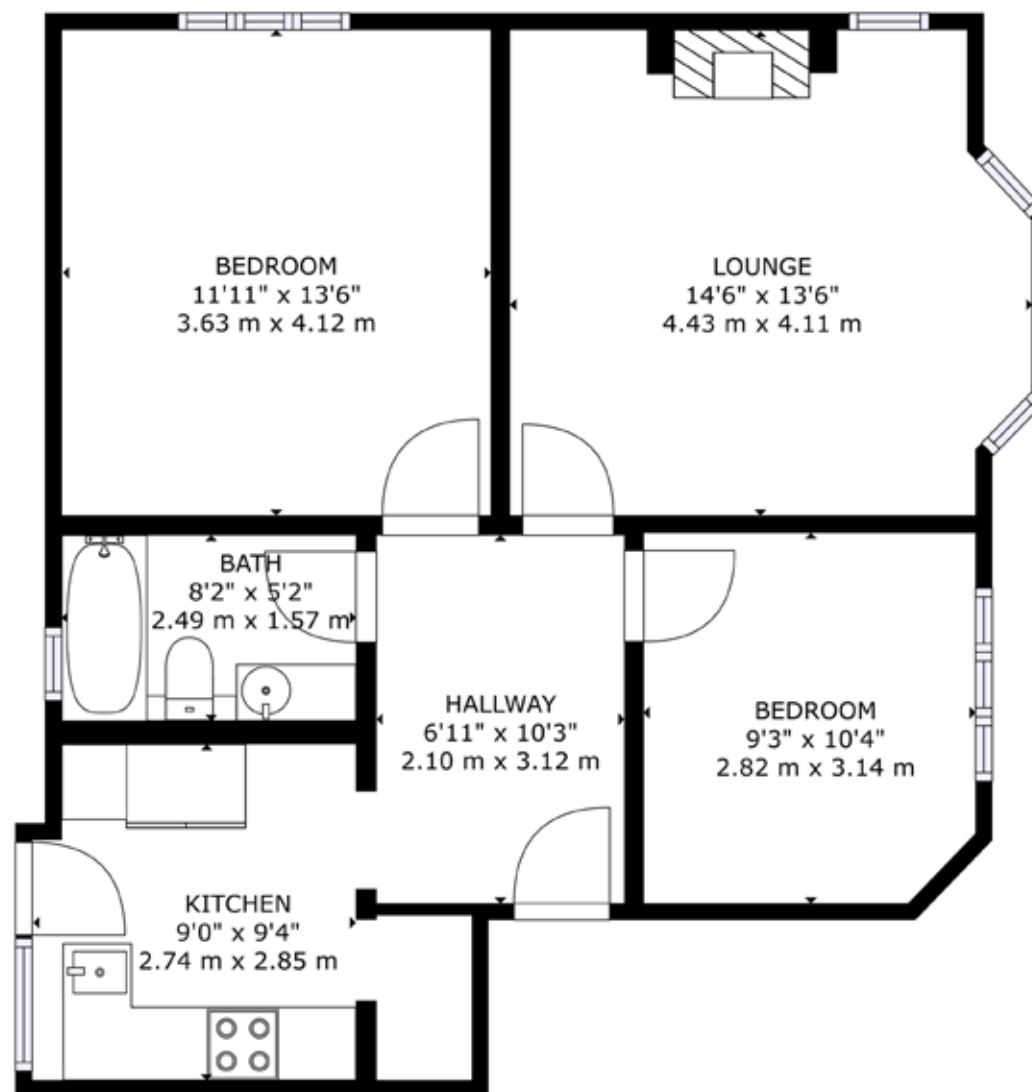
Royal Arcade shopping mall. Boscombe has its own thriving nightlife scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beachfront Chine Gardens has paths winding around flower beds and a mini-golf course.

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafes, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forrest national park.

A local bus service provides links to Bournemouth, Poole and Christchurch with different shopping experience in each location, together with a number of restaurants and bars providing a vibrant nightlife.

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





GROSS INTERNAL AREA
 FLOOR 1: 687 sq. ft, 64 m²
 TOTAL: 687 sq. ft, 64 m²

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



Ariana Woolrych

awoolrych@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

Winkworth

for every step...