



FLAT 2
ARGYLL MANSIONS
ARGYLL ROAD
BOURNEMOUTH
BH5 1DZ

ASKING PRICE
£165,000
LEASEHOLD

“ A one double
bedroom, ground floor
flat just 600 metres
to Boscombe Pier with
miles of golden
sandy beach”

Winkworth

for every step...

ASKING PRICE £165,000

One Double Bedroom
Open Plan Lounge / Dining Room
Ground floor
New Carpets
600 Metres To Boscombe Pier
750 Metres To Boscombe High Street
Garage

EPC: | COUNCIL TAX: A | LEASEHOLD 936 YEARS REMAINING | MAINTENANCE £1000 P/A | GROUND RENT N/A | NO HOLIDAY LETS | PETS BY CONSENT

01202 434365
southbourne@winkworth.co.uk





Why Argyll Road?

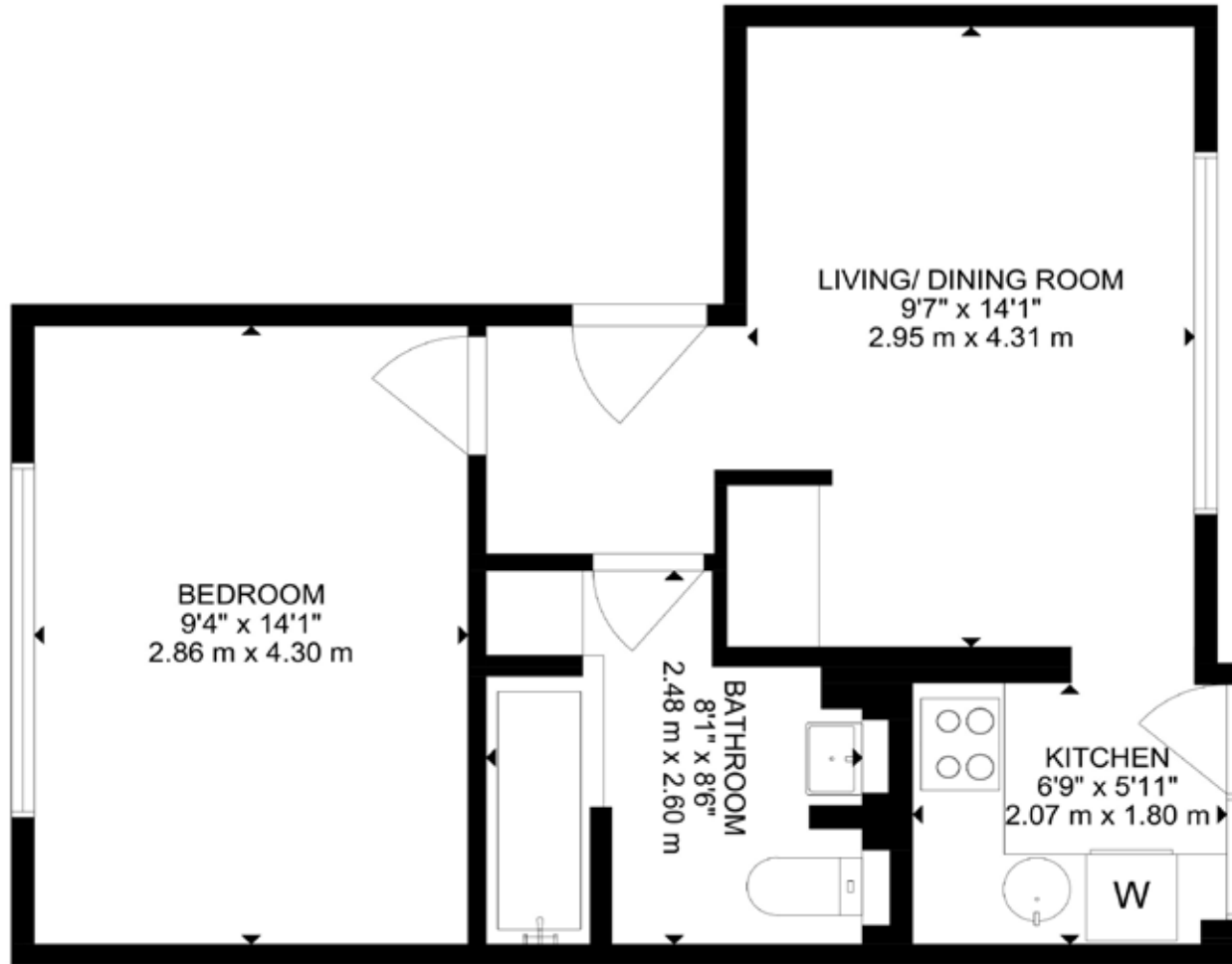
Argyll Road is conveniently located just 750 metres to Boscombe high street where you can find a range of shops, cafes, bistros and restaurants. Boscombe has its own thriving nightlife scene with the established O2 music academy which hosts a range of national and international artists. Boscombe beach is just 600 metres away and home to miles of sandy beaches, the popular surf reef and with free entry onto the pier, it has something for everyone. 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. The beachfront Chine Gardens has paths winding around flower beds and a mini-golf course.

This one bedroom ground floor flat benefits from a spacious, open plan lounge / dining room which has been re decorated

and carpeted. The kitchen incorporates a range of units, integrated oven with hob and overhead extractor with space and plumbing for a washing machine. Countertops and flooring to complement. There is a double glazed door providing access to the rear of the property.

The bedroom is a spacious double in size with ample space for bedroom furniture. The bathroom incorporates a bath with overhead shower, vanity unit with built in wash hand basin and wc. Fully tiled walls and flooring.

Outside, the property is conveyed with a garage accessed via a tarmac driveway to the side of the property.



**GROSS INTERNAL AREA
TOTAL: 430 SQ FT, 40 m²**

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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 do not 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...