



## SUFFOLK HOUSE 31-33, SUFFOLK ROAD, BOURNEMOUTH, BH2

### **£240,000 LEASEHOLD**

A very well presented, spacious two double bedroom apartment which enjoys a triple aspect making it incredibly bright all year round set within a modern development which is situated close to the town centres of both Westbourne & Bournemouth. The property is in superb order throughout and would make an ideal first time buy or investment.

Modern purpose built development | Second floor | Two double bedrooms | Two modern bathrooms | Lounge diner | Contemporary kitchen | Allocated parking | Close to town centre

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Suffolk Court is set in an enviable position just a 15 minute walk to Westbourne, Bournemouth and Durley Chine Beach.

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.



## DESCRIPTION

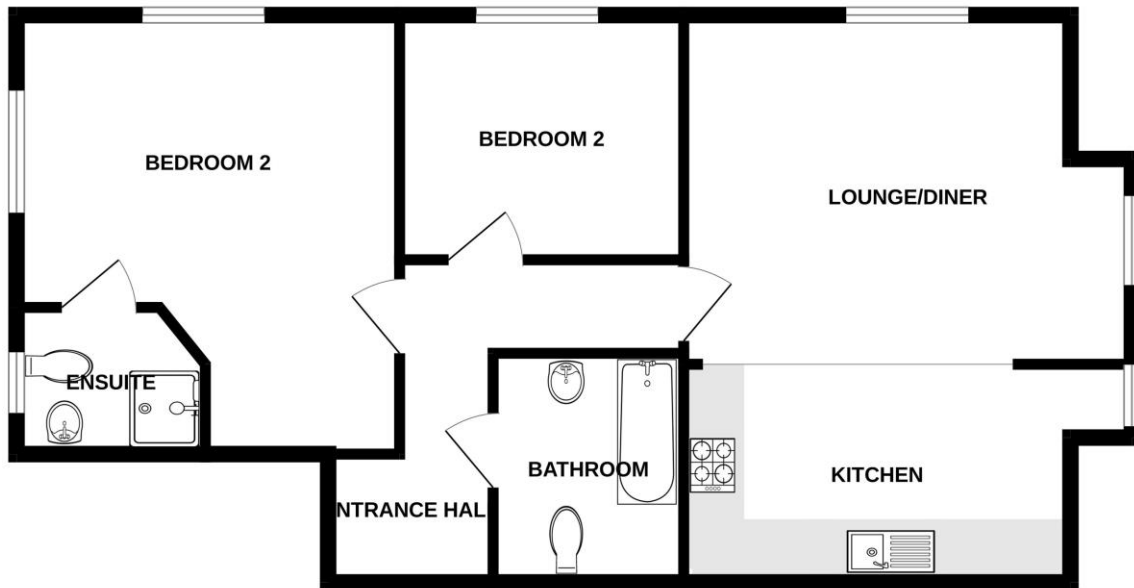
The apartment is situated on the second floor, which can be accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall where there are doors to principal rooms.

There is a good size lounge diner with ample space for dining table, dual aspect windows with tree views across Meyrick Park and beyond and there is access into the open plan kitchen which benefits from a range of base and eye level work units with integrated appliances.

The master bedroom is a large double room with dual aspect windows enjoying far reaching tree views, it also has the added benefit a contemporary ensuite shower room. The second bedroom is a good size double room with ample space for free standing furniture. The family bathroom is part tiled and comprises of a suite to include WC, wash hand basin and panel bath with shower above.

An allocated parking space is conveyed the property.

737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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*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:** C

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

- Modern purpose built development
- Second floor
- Two double bedrooms
- Two modern bathrooms
- Lounge diner
- Contemporary kitchen
- Allocated parking
- Close to town centre

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-100)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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