



## MASTERS COURT, QUEENS ROAD, BOURNEMOUTH, DORSET, BH2

### **£82,000 LEASEHOLD**

Conveniently located between Bournemouth Town Centre is this well presented one double bedroom top floor retirement apartment in Masters Court. Located on major bus routes this popular over 55's development offers bright accommodation throughout, a house manager, communal laundry room and lounge, guest suite and ample storage space. The apartment is offered with vacant possession and must be viewed.

One Double Bedroom | Walking Distance to Westbourne | Top Floor |  
Over 55 Retirement Development | Sunny Aspect | Close to the Beach |  
Communal Lounge | Part Time House Manager | Ample Storage |  
Wheelchair Access

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.



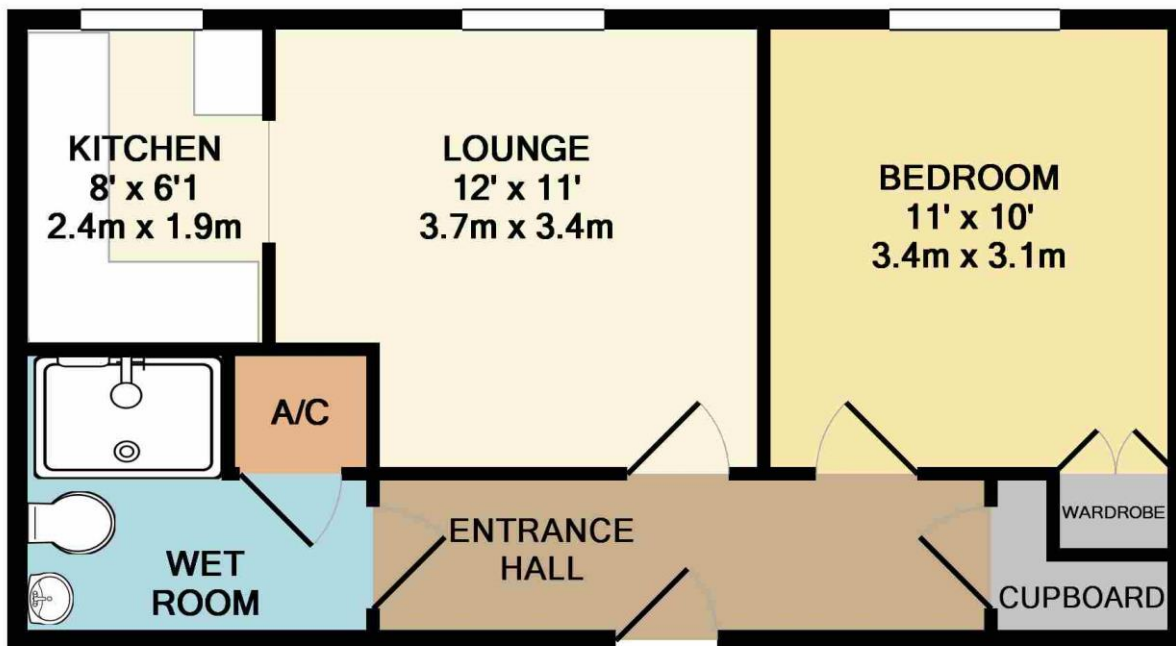
## DESCRIPTION

The property can be accessed via a secure door from Queens Road or an entrance located to the rear of the development where the parking is conveniently found. Both doors lead into well maintained communal areas and the apartment can be accessed via a large lift or stairs which take you to the top (fourth) floor. The entrance hallway provides access to all principal rooms as well as a superb storage cupboard.

The bright lounge diner is of a good size and enjoys a West Facing aspect through a double glazed window. The living room in turns provides access to a well designed kitchen via an archway. The kitchen profits from a similar outlook to the living room and includes a range of base and eye level work units with space for domestic appliances.

The bedroom is a generous double room and is once again flooded with natural light via a double glazed window. Like the rest of the apartment the bedroom enjoys a neutral finish and also benefits from a fitted wardrobe with space, whilst still having ample space got for further wardrobes and drawers if required. The wet room has been updated to suit disabled access and comprises of an electric power shower, WC and wash hand basin.

Outside there is a sunny communal garden which conveniently has a gate providing access to Poole Road and there is also parking available on a first come first served basis.



TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2019

*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

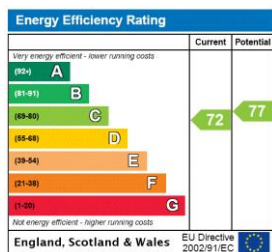
**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £232 per month

## AT A GLANCE

- One Double Bedroom
- Walking Distance to Westbourne
- Top Floor
- Over 55 Retirement Development
- Sunny Aspect
- Close to the Beach
- Communal Lounge
- Part Time House Manager
- Ample Storage
- Wheelchair Access



Westbourne | 01202 767633 |

**Winkworth**