



CRUSADER COURT, SURREY ROAD, BOURNEMOUTH, BH4

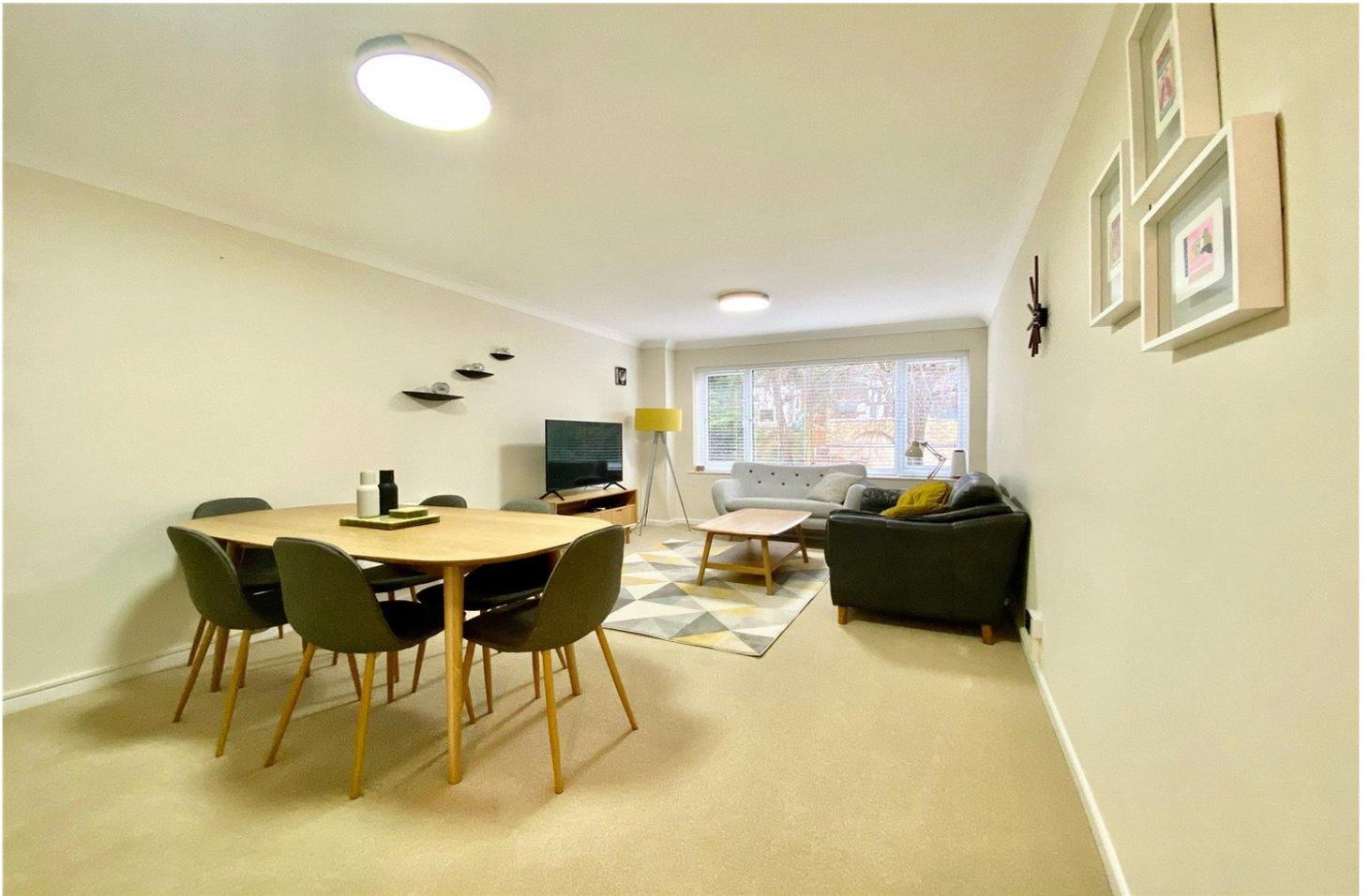
£187,500 SHARE OF FREEHOLD

A stunning and very spacious one bedroom second floor apartment situated in the popular Surrey Road which sits adjacent to the Bournemouth & Coy Pond gardens whilst also being a short walk away from Westbourne and the town centre. The property benefits from modern accommodation throughout with secure parking.

Second floor | One large bedroom | Good size lounge diner |
Contemporary kitchen & bathroom | Secure parking | Lockable storage
cupboard | Superb location

Westbourne | 01202 767633 |

Winkworth

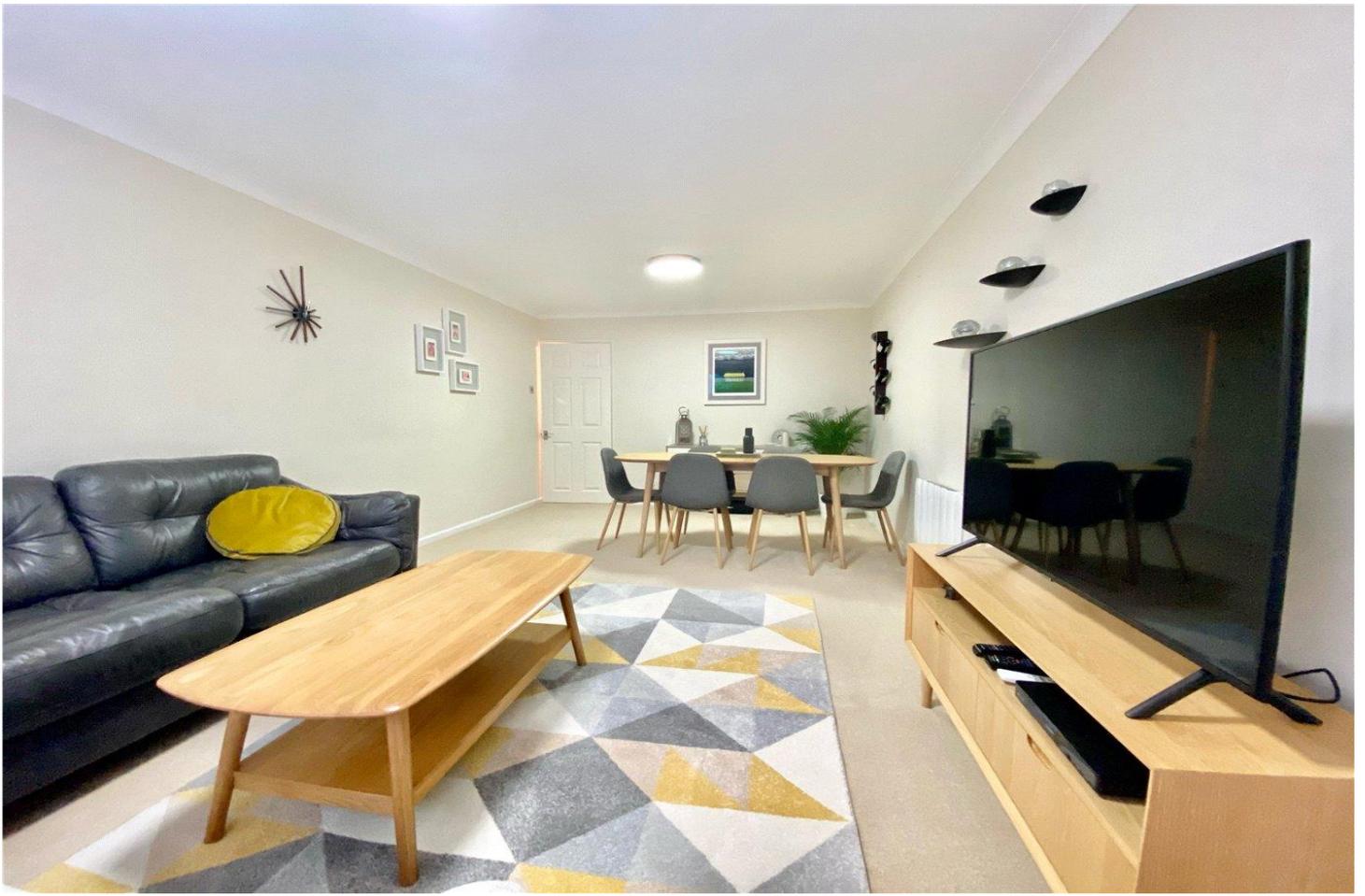


LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches 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.



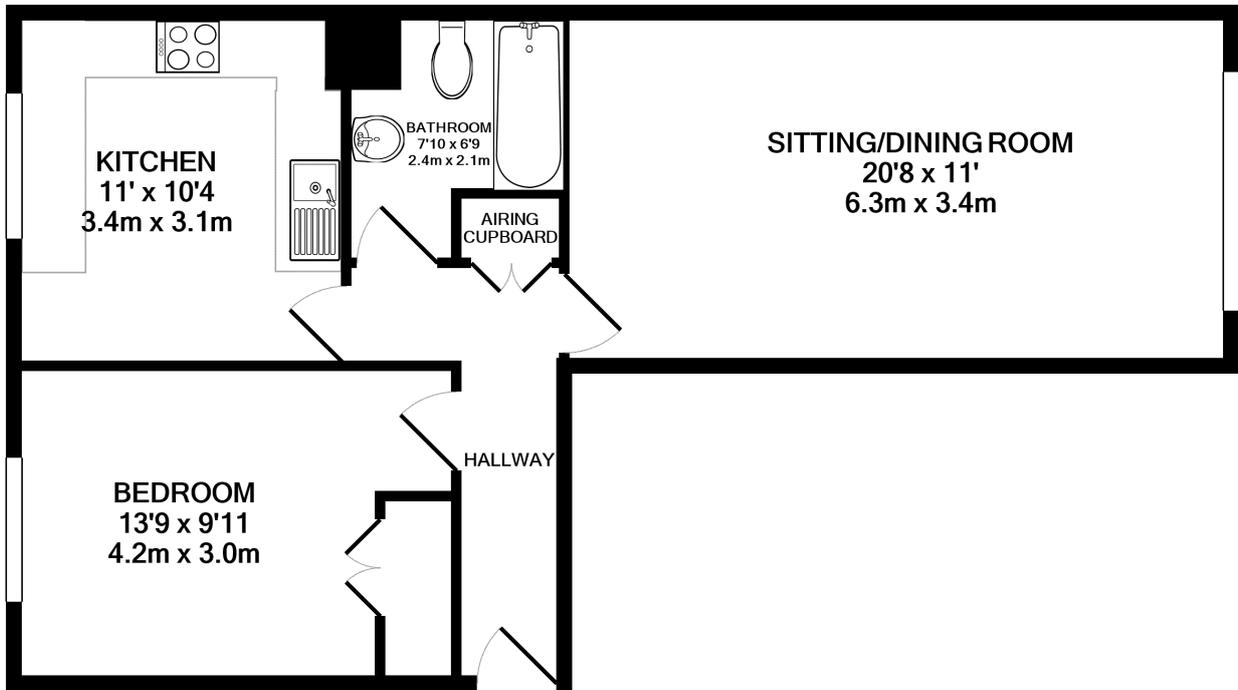
DESCRIPTION

The property is situated on the second floor which is accessed via two flights of stairs through well presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment with doors to principal rooms.

The lounge diner is a particular feature of the property being an especially good size with ample room for dining table and views over the rear communal gardens through large windows. The kitchen is fitted with a contemporary range of base and eye level work units with space and plumbing for domestic appliances.

There is a generous double bedroom with a fitted wardrobe and room for further freestanding furniture. The bathroom comprises of a modern suite to include a low-level WC, wash hand basin and a panelled bath with shower above and a glass screen.

There is a secure parking space located on the lower ground floor of the building with desert visitor parking on a first come first serve basis. The property also benefits from a private lockable storage cupboard which is located within the grounds.



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
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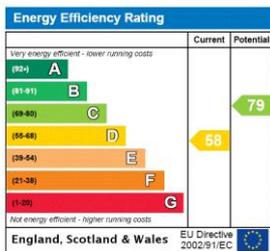
COUNCIL TAX BAND: B

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Second floor
- One large bedroom
- Good size lounge diner
- Contemporary kitchen & bathroom
- Secure parking
- Lockable storage cupboard
- Superb location



Westbourne | 01202 767633 |

