



## KNIGHTSBRIDGE COURT, CRANBORNE ROAD, BOURNEMOUTH, BH2

### **£250,000 LEASEHOLD**

A bright and well presented two double bedroom apartment set within this modern development which occupies an enviable position set just a short walk away from both Westbourne & Bournemouth whilst also being very near to the beach. Offered with vacant possession.

Modern purpose built development | First floor | Two double bedrooms |  
Two bathrooms | Fitted kitchen | Lounge diner | Secure underground  
parking | Large private balcony

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

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.

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

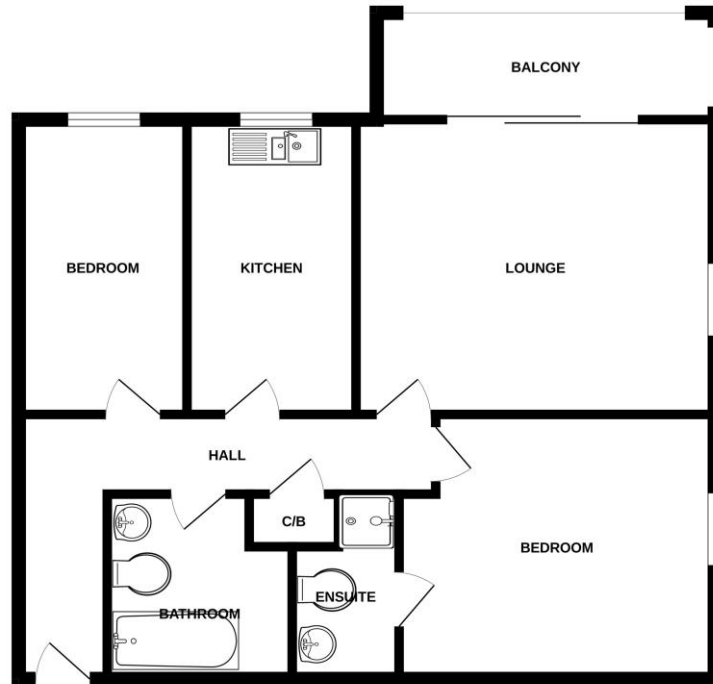
The apartment is situated on the first floor, which can be accessed via lift all stairs through well presented communal hallways. A private front door leads into the hallway which runs the length of the property, houses a storage cupboard and doors to principal rooms.

The lounge is a good size with dual aspect, windows and access through sliding patio doors onto the large private and covered balcony, and there is ample room for dining table. The kitchen is fitted with a range of base and eye level work units of space and plumbing for domestic appliances and a wall mounted combination boiler. There is plenty of space for a kitchen table.

There are two good size double bedrooms, both with space for freestanding furniture. The master bedroom has the added benefit of an en suite shower room. The family bathroom is tiled and comprises of a suite to include WC wash hand basin and panel bath.

An underground parking bay is conveyed with the property.

SECOND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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:** D

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1400 per annum

## AT A GLANCE

- Modern purpose built development
- First floor
- Two double bedrooms
- Two bathrooms
- Fitted kitchen
- Lounge diner
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