



## CRUSADER COURT, SURREY ROAD, BOURNEMOUTH, DORSET, BH4

**£195,000 SHARE OF FREEHOLD**

A bright, spacious and incredibly well presented one double bedroom first floor apartment set within a well-maintained purpose-built development which is located adjacent to the Bournemouth gardens which run from Coy Pond all the way to the beach.

First floor | One double bedroom | Large lounge diner | Fitted kitchen | Contemporary shower room | Secure underground parking | Private storage unit | Well maintained development

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.

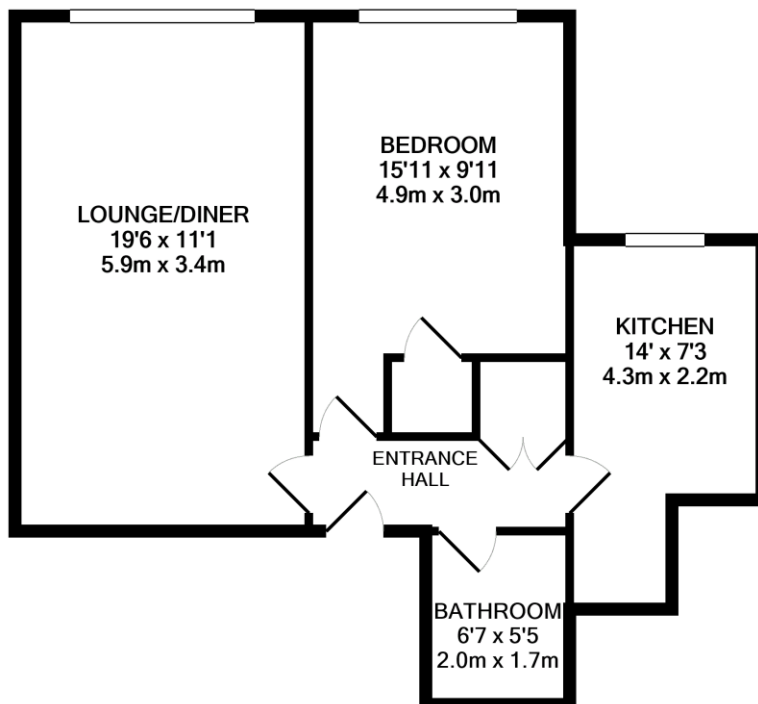




## DESCRIPTION

The property is situated on the first floor which can be accessed via stairs through well presented communal hallways. A private front door then leads into the entrance hall which houses the airing cupboard and doors to principal rooms. The bright and spacious lounge is a particular feature of the property having ample room for dining table and enjoying bright south facing tree views. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances. There is a generous double bedroom with the added benefit of a fitted wardrobe and south facing tree views through large windows. The bathroom is fitted with a contemporary suite to include a low-level WC, wash hand basin and double size walk-in cubicle shower. A secure allocated underground parking space is conveyed with the property in addition to a lockable storage unit. There are well maintained communal gardens to the rear of the building and an area for drying clothes.





TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 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  
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**COUNCIL TAX BAND:** B

**TENURE:** Share of Freehold 957 years

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

- First floor
- One double bedroom
- Large lounge diner
- Fitted kitchen
- Contemporary shower room
- Secure underground parking
- Private storage unit
- Well maintained development

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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