



## PINE TREE COURT 6-7, PINE TREE GLEN, BOURNEMOUTH, BH4

### **£200,000 SHARE OF FREEHOLD**

An exceptionally bright and spacious one bedroom first floor character apartment conveniently positioned between both Westbourne and Bournemouth. The property benefits from many character features including high ceilings, bay windows, ample storage, kitchen diner, no onward chain and an allocated garage.

One Double Bedroom | First Floor | Close to Westbourne | Many Character Features | Bright Rooms | Good Storage | Allocated Garage | No Chain

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

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.

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.

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

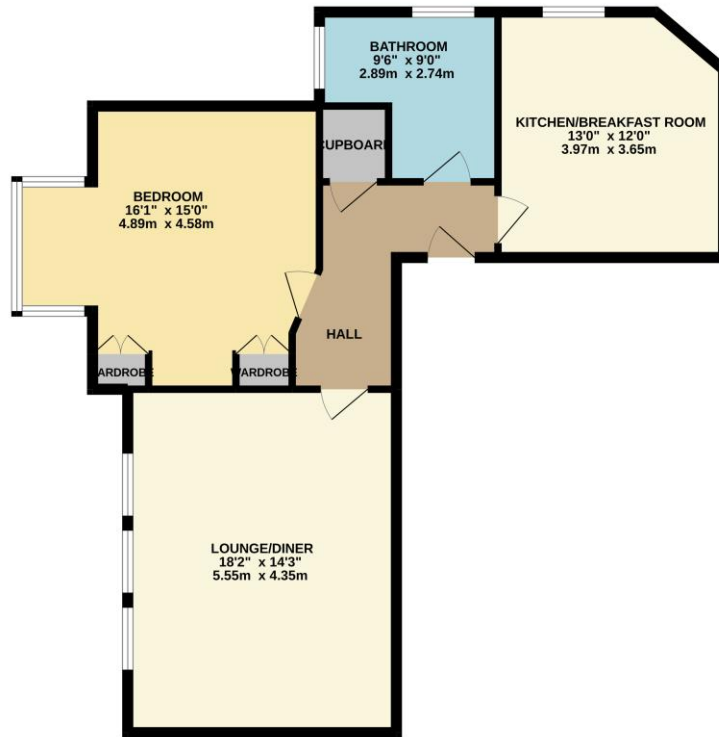
The property is accessed via a flight of stairs at the rear of the property which lead into the communal hallway and further stairs to the first floor and private entrance to the apartment itself. The hallway is bright with a large storage cupboard and doors to principal rooms.

The lounge diner is a very spacious room with a high ceiling and no less than three double glazed windows overlooking the front aspect and Pine Tree Glen. There is ample room for a dining table and chairs. The modern kitchen breakfast room is fitted to include a range of base and eye level work units with space and plumbing for domestic appliances.

The bedroom is a generous double room with fitted wardrobes and an exceptionally bright bay window again overlooking the front aspect. There is further room for free standing furniture as required. The bathroom has two bright windows and comprises a panelled bath, corner shower cubicle, WC and wash hand basin.

Outside an allocated garage is conveyed with the property with an up and over door.

FIRST FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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:** Share of Freehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £1616.36 per annum

## AT A GLANCE

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- Many Character Features
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