



**AMARONE, SURREY ROAD, BOURNEMOUTH, DORSET, BH4**

**£250,000 LEASEHOLD**

A bright and spacious two bedroom top floor flat situated within this modern development. The popular shops bars and restaurants of Westbourne are just 0.4 miles away and there is easy access to good transport links. Offered with vacant possession and in good order throughout.

Top floor with lift | Two double bedrooms | Two modern bathrooms | Large lounge | Contemporary kitchen | Balcony | Secure gated underground parking | 0.4 miles to Westbourne

**Westbourne** | 01202 767633 |

**Winkworth**



## LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries.

Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each postcode on [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)



## DESCRIPTION

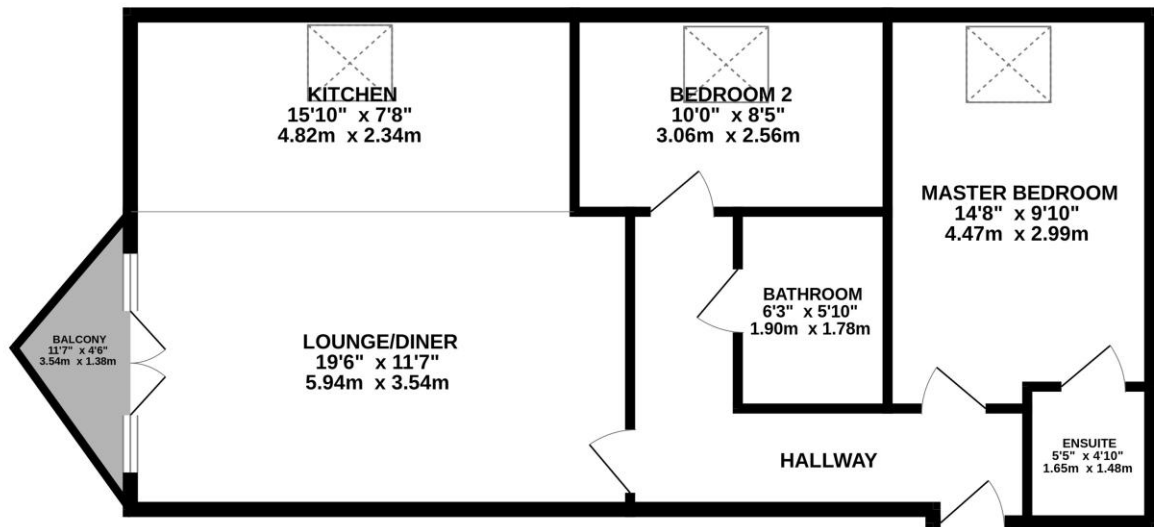
A bright and spacious top floor flat in the sought-after location of Westbourne, Bournemouth.

Boasting two spacious double bedrooms and two modern bathrooms, this property offers ample living space for comfortable living. The large lounge and contemporary kitchen are perfect for entertaining guests, while the balcony provides a peaceful retreat to enjoy the views.

For added convenience, the property includes secure gated underground parking, ensuring your vehicle is safe at all times. Located just 0.4 miles from the vibrant hub of Westbourne, residents can enjoy the array of shops, restaurants, and cafes nearby.

With good transport links and being adjacent to Bournemouth gardens, this property occupies a superb position.

TOP FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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:** Leasehold 108 year lease remains

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2534 per annum

## AT A GLANCE

- Top floor with lift
- Two double bedrooms
- Two modern bathrooms
- Large lounge
- Contemporary kitchen
- Balcony
- Secure gated underground parking
- 0.4 miles to Westbourne

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

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