



FLAT 1, CAMBRIDGE ROAD, BOURNEMOUTH, DORSET, BH2

£195,000 LEASEHOLD 101 YEARS REMAIN

A very spacious two bedroom ground floor apartment situated within a modern development. Set close to the popular shops bars and restaurants in Bournemouth whilst also being near to good transport links and the beach. Offered with vacant possession.

Ground floor | Purpose built | Two double bedrooms | Two modern bathrooms | Lounge diner | Contemporary fitted kitchen | Allocated parking

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.



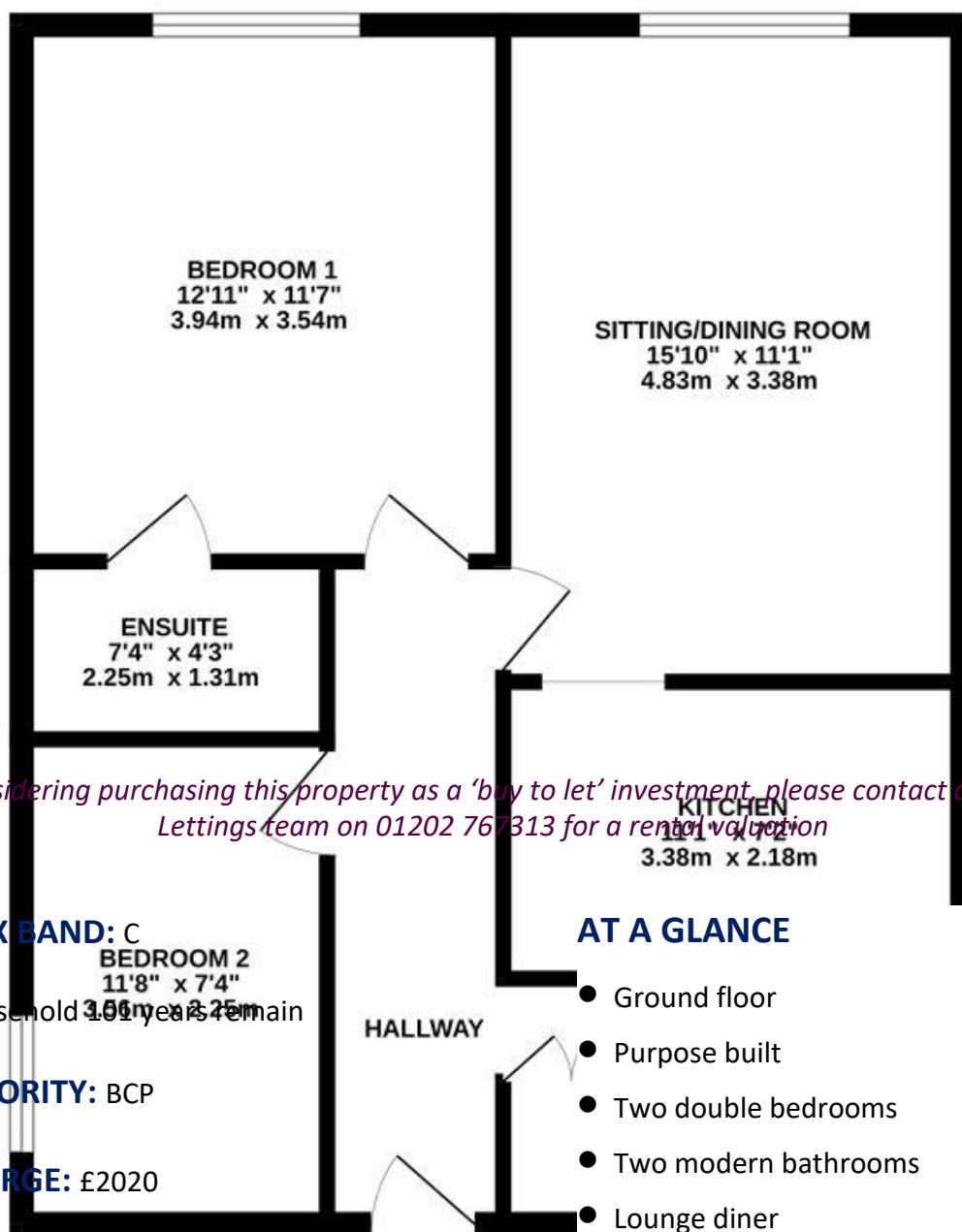
DESCRIPTION

A well presented ground floor flat in Bournemouth, boasting a contemporary design with all the modern amenities needed. The property features two spacious double bedrooms and two modern bathrooms, ideal for comfortable living. The lounge diner and contemporary fitted kitchen provide the perfect space for relaxing or entertaining.

Located just a stone's throw away from the beach, with good transport links and the bustling town centre shopping area nearby, this property offers convenience and accessibility. An allocated parking space is conveyed with the flat.

Spanning 656 sq/ft, this ground floor flat is perfect for those seeking a stylish and convenient living space in a prime seaside location.

GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



COUNCIL TAX BAND: C

TENURE: Leasehold 109 years to remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2020

AT A GLANCE

- Ground floor
- Purpose built
- Two double bedrooms
- Two modern bathrooms
- Lounge diner
- Contemporary fitted kitchen
- Allocated parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL F

Whilst every attempt has been made to ensure the accuracy of the information, the prospective purchaser, The se