



LINDEN COURT, 85 LANSDOWNE ROAD, BOURNEMOUTH, DORSET, BH1

£190,000 SHARE OF FREEHOLD

Winkworth are pleased to offer for sale this newly decorated two double bedroom character apartment located in a convenient position, close to Bournemouth Town Centre. Located on the first floor this property would make a fantastic buy to let or first time buy and offers new carpets, high ceilings, shared freehold and an allocated off road parking space.

Chain Free | Two Double Bedrooms | Convenient Location | New Carpets | Close to Bournemouth Beach and the Town Centre | Allocated Parking | Shared Freehold | Newly Decorated

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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.

Local facilities include the 'The Club' at Meyrick Park offering an 18 hole golf course, gym and swimming pool amongst other facilities and the prestigious West Hants Tennis and Leisure Club is also nearby.



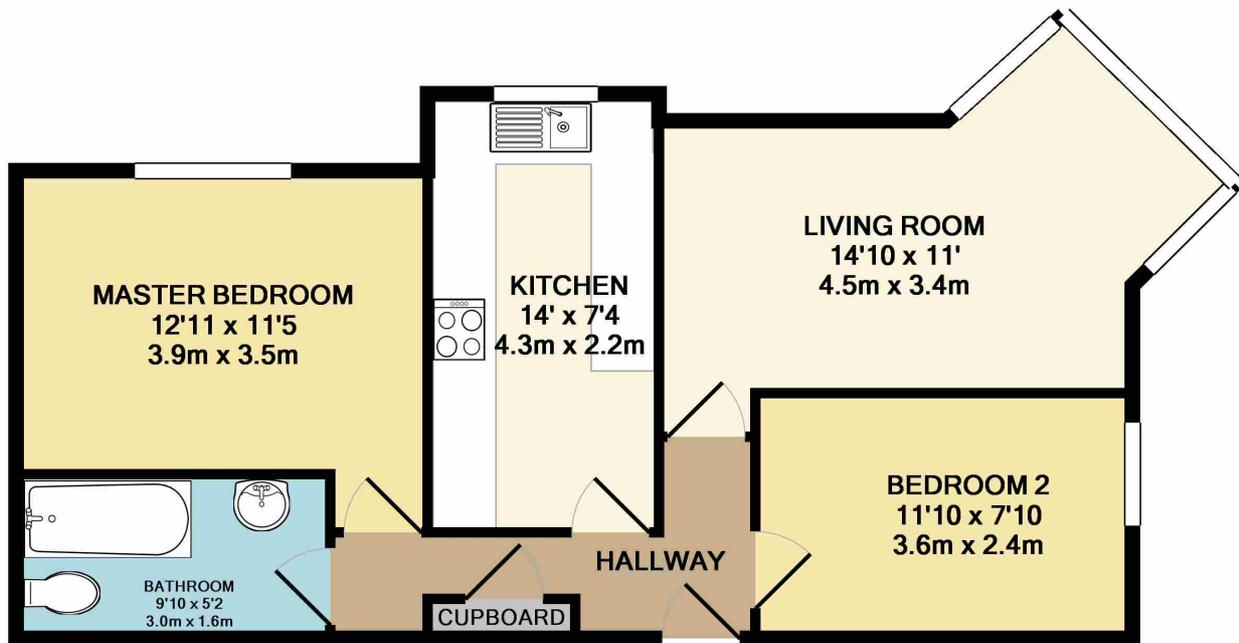
DESCRIPTION

The property is accessed through the well-presented communal entrance hallway where stairs lead to the first floor landing where the flat is located. The hallway is spacious and comprises of a useful storage cupboard as well as providing access to all principal rooms.

The large lounge diner is a superb room profiting from plenty of light via a beautiful bay window and characterful high ceilings. Like both bedrooms and the hallway the living room has been carpeted in a modern grey colour and the walls and ceilings have been freshly painted. The kitchen is located next to the living room and is well fitted to include a good range of base and eye level cupboard and drawer units, a built in low level oven with inset hob above. Also included in the kitchen is a tall freestanding fridge freezer, a washer machine and separate tumble dryer. The kitchen is also equipped with a small breakfast bar with space for two stools.

Both of the bedrooms are good size double rooms with the master bedroom being exceptionally bright and airy. The family bathroom is fitted in a modern style with a panelled bath and shower attachment, low level WC, a wash hand basin. It is half tiled and newly decorated in white.

There is ample parking for all residents located to the side and from of the development with one parking space allocated for this apartment. The property is offered with no forward chain and must be viewed to be appreciated.



TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 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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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: B

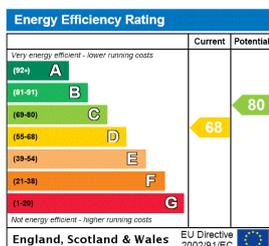
TENURE: Share of Freehold

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: £872.04 pa

AT A GLANCE

- Chain Free
- Two Double Bedrooms
- Convenient Location
- New Carpets
- Close to Bournemouth Beach and the Town Centre
- Allocated Parking
- Shared Freehold
- Newly Decorated



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