



FLAT 1, BODORGAN COURT, BODORGAN ROAD, BOURNEMOUTH, BH2

£220,000 LEASEHOLD

An incredibly spacious and quite unique one bedroom ground floor apartment set within a charming character conversion at the end of a quiet tree lined road in Meyrick Park. Situated close to the shops and travel connections in Bournemouth whilst also being near to the beach. Vendor suited.

Ground floor | Private entrance | One double bedroom | Exceptionally spacious lounge diner | Kitchen breakfast room | Allocated parking | Many original character features | Central location

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

The property is situated on the ground floor and is accessed via an beautiful timber framed porch, which is private for the property.

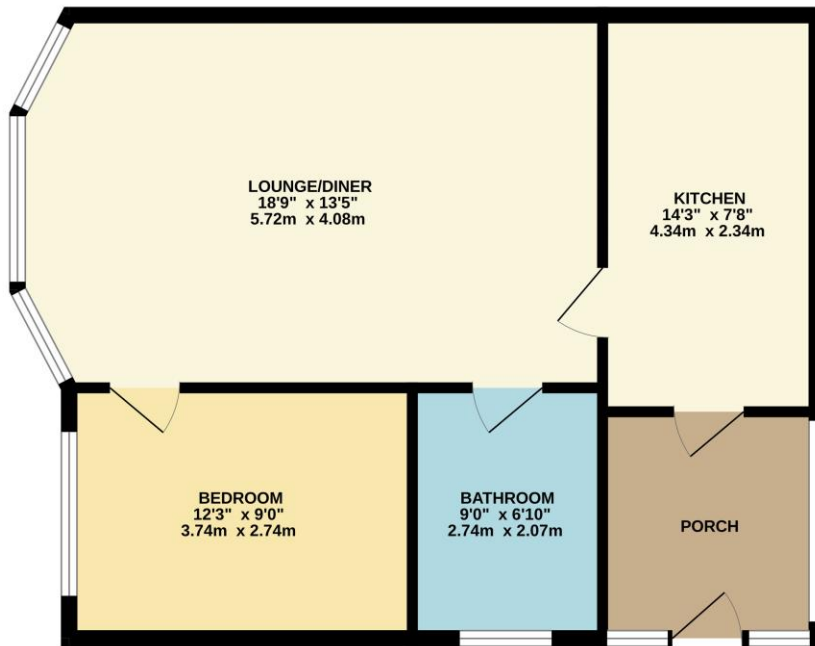
The porch leads directly into the kitchen breakfast room, which is fitted with the range of basin eye level work units with ample room for a table and space and plumbing for domestic appliances.

The lounge is a particular feature of the property, benefiting from high ceilings with all ornate coving, a large bay window, making the room incredibly bright a feature fire place and there is ample space for a dining table.

There is a good size double bedroom with large south facing window and ample room for free standing furniture. The bathroom is tiled and comprises of a suite to include WC, wash hand basin and bath with shower above and glass screen.

An allocated parking space is conveyed with the property.

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

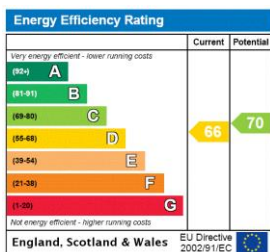
COUNCIL TAX BAND: B

TENURE: Leasehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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