



SANDRINGHAM PLACE, BODORGAN ROAD, BOURNEMOUTH, BH2

£237,500 SHARE OF FREEHOLD

A well presented two bedroom ground floor flat which is situated just 0.3 miles to Bournemouth town centre and close to good transport links. Comprising modern accommodation throughout with a private patio and allocated parking.

Ground floor | Two double bedrooms | Two modern bathrooms | Lounge diner | Fitted kitchen | Private patio | 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.



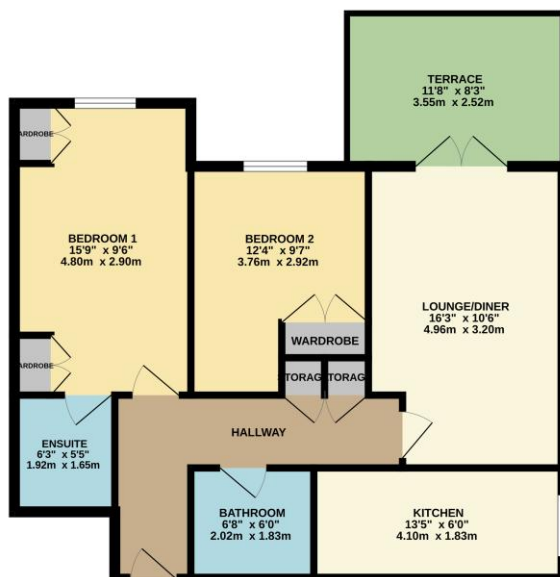
DESCRIPTION

Introducing this immaculately presented ground floor flat in Meyrick Park, Bournemouth. This property boasts a spacious layout with two double bedrooms, two modern bathrooms, a lounge diner, and a fitted kitchen. The private patio provides a perfect spot for outdoor relaxation, complimented by allocated parking for convenience.

Located just 0.3 miles from Bournemouth town centre, residents have easy access to a myriad of local amenities and excellent transport links. The nearby beach offers a peaceful retreat for leisurely strolls or days spent by the sea.

Encompassing 710 sq.ft of living space, this property is ideal for those seeking modern comfort in a desirable location.

GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq ft (66.0 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 misstatement. 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.
Drawn with Metagis 10/2017

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: D

TENURE: Share of Freehold 974 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2000 per annum

AT A GLANCE

- Ground floor
- Two double bedrooms
- Two modern bathrooms
- Lounge diner
- Fitted kitchen
- Private patio
- Allocated parking

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

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