



MONTROSE LODGE, MARLBOROUGH ROAD, BOURNEMOUTH, BH4

£255,000 LEASEHOLD

A exceptionally well presented two bedroom first floor apartment set within a beautiful character conversion in the popular Marlborough road. Westbourne is a short level walkaway and the award winning beach and good transport links are also nearby. The property is bright modern and spacious whilst retaining many character features.

Offered with vacant possession.

Character conversion | First floor | Two double bedrooms | Two bathrooms | Lounge diner | Modern kitchen | Allocated parking | Laundry room

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 apartment is situated on the first floor which is accessed via stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a small storage cupboard and doors to principal rooms.

The bright lounge benefits from dual aspect windows which look out onto trees and there is ample space dining table. The contemporary kitchen is open to the lounge and is fitted with the range of base and eye level work units with space and plumbing for domestic appliances. There are granite worktops and an integrated Bosch double oven and four ring induction hob with extractor fan.

The spacious master bedroom is a very good size with built in wardrobes, bespoke wooden shutters across the large sash window and there is an ensuite shower room with suite comprising of a wash hand basin inset into a vanity unit, a heated towel rail and a walk-in shower. Bedroom two is also a double room which benefits from fitted wardrobes with space for further freestanding furniture. The main shower room is tiled and comprises of a suite to include wc, wash and basin inset into a vanity unit and a walk-in shower with heated towel rail.

An allocated parking bay is conveyed the apartment. There is an on-site laundry room with washing machines and dryers. There's also an on-site bike store within the landscaped grounds of the development.

First Floor

Approx. 57.9 sq. metres (622.8 sq. feet)



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 tenant or purchaser.

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 117 years remaining

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2861 per annum

AT A GLANCE

- Character conversion
- First floor
- Two double bedrooms
- Two bathrooms
- Lounge diner
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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