



FLAT 1
1 BURTLEY ROAD
BH6 4AP

LEASEHOLD
GUIDE PRICE
£300,000-£325,000

“A superbly presented,
two double bedroom,
ground floor flat with
allocated off road
parking and private
patio just 500 metres
to Southbourne beach”

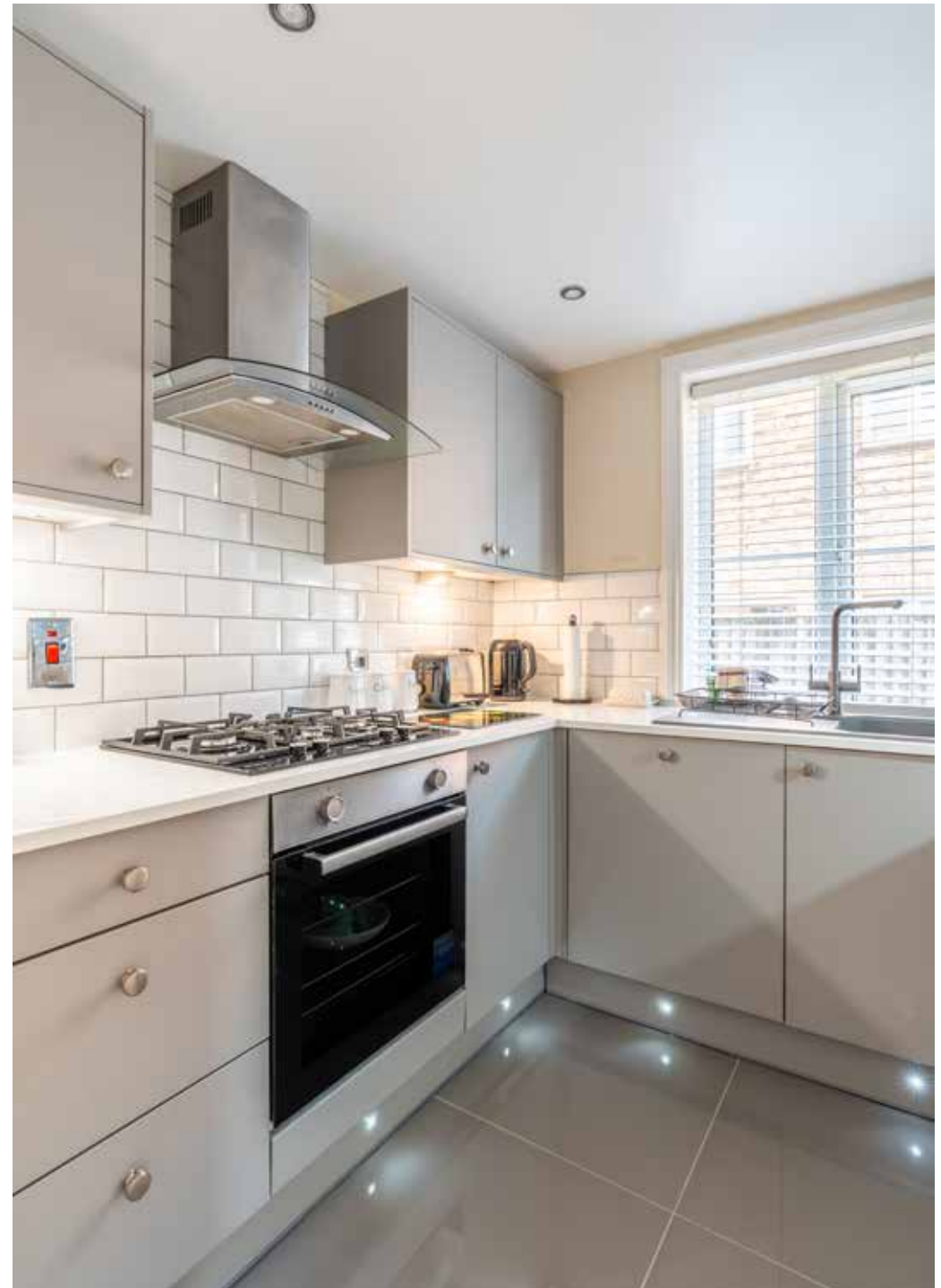
Winkworth

for every step...

GUIDE PRICE £300,000 - £325,000

Two Double Bedrooms
Two Bathrooms
Ground Floor
Allocated Off Road Parking
Private Outdoor Patio
Immaculately Presented Throughout
No Forward Chain

EPC: C | COUNCIL TAX: C | LEASEHOLD 103 YEARS REMAIN-
ING | MAINTENANCE £1242.60 P/A | GROUND RENT £125
P/A | PETS BY CONSENT | NO HOLIDAY LETS PERMITTED
01202 434365
southbourne@winkworth.co.uk





Why Burtley Road?

Burtley Road is ideally located close to local amenities and just 500 meters to Southbourne beach with panoramic sea view from the Isle Of Wight to Old Harry Rocks and a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier or take a stroll and stop at one of the many beach side cafés, bars or restaurants, whatever you choose, there is something for everyone to enjoy. Southbourne's vibrant high street is approximately 1 mile away where you will find an array of independent cafés, restaurants and convenience shops along with bus routes to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute.

The property is immaculately presented throughout. The kitchen has modern fitted cabinets with integrated oven, hob and dishwasher with space and plumbing for a washing machine and floor tiles and worktops to complement. The lounge / dining room is flooded with natural light with wooden flooring and feature bay window.

Both bedrooms are double in size with the primary benefiting from an en-suite shower room and doors leading out to the private patio. The family bathroom includes a bath with over head shower, wash hand basin and wc.

The private patio is fully enclosed with a gate giving direct access to the car park.





DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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