



BARONS COURT, PRINCESS ROAD, POOLE, BH12

£195,000 LEASEHOLD

A bright and well presented two bedroom top floor apartment situated just a short level walk to the popular shops, bars and restaurants in Westbourne whilst also being close to the beach and good transport links. The property is in good order throughout and is offered with vacant possession.

Top Floor | Two Bedrooms | Close to Westbourne | Bright Rooms |
Character Features | Tree Top Views | Resident Parking | Vacant
Possession | Extended Lease

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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.



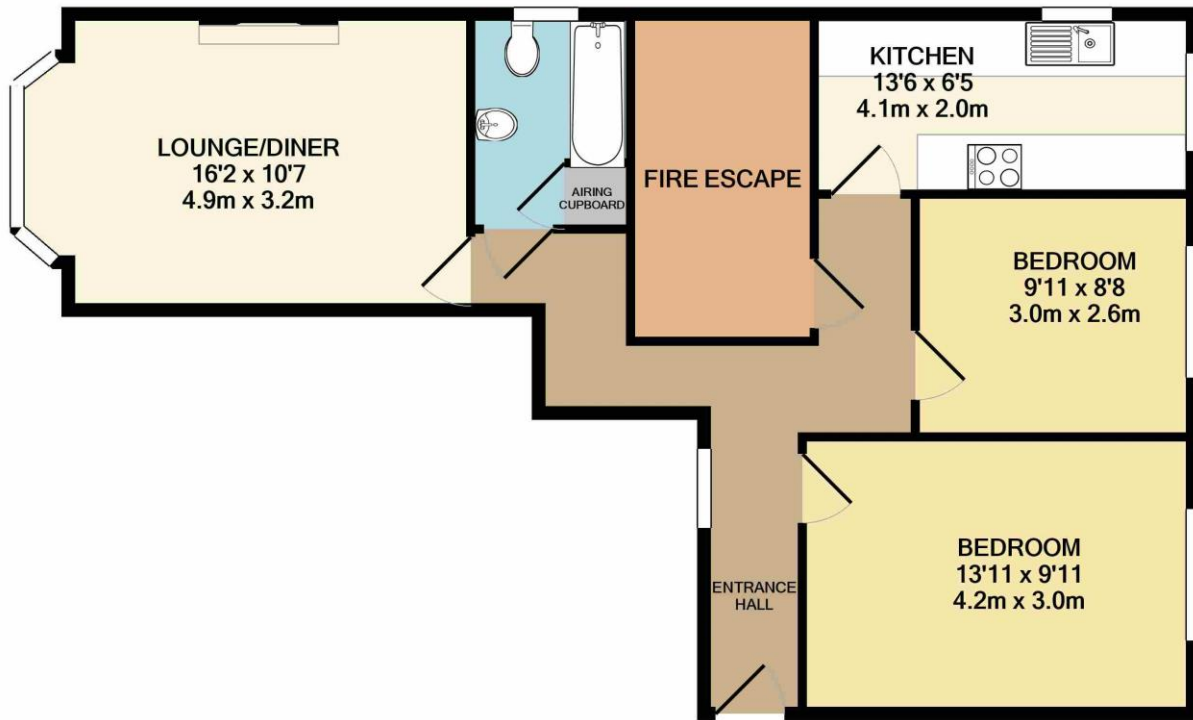
DESCRIPTION

The property is situated on the top floor which is accessed via stairs through a well presented communal hallway. A private front door then leads into the entrance hall which runs length of apartment with doors to principal rooms.

The lounge is a good size with a bay window to rear aspect and ample room for a dining table. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances and a good amount of worktop space.

There are two bright double bedrooms both with room for freestanding furniture and large windows. The master bedroom has the added benefit of a fitted wardrobe. The family bathroom is part tiled and comprises of a contemporary suite to include low-level WC, wash hand basin and panelled bath with shower above. There is also an airing cupboard in the bathroom.

There is ample resident parking within the grounds of the development.



TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.9 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

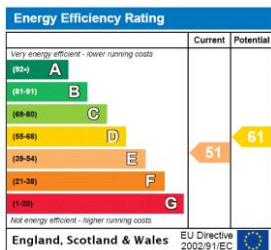
TENURE: Leasehold – 180 Years

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £2100 per annum

AT A GLANCE

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- Two Bedrooms
- Close to Westbourne
- Bright Rooms
- Character Features
- Tree Top Views
- Resident Parking
- Vacant Possession
- Extended Lease



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