



## LE PETIT MANOIR, LANSDOWNE ROAD, BOURNEMOUTH, BH1

### **£195,000 SHARE OF FREEHOLD**

A beautifully presented one bedroom ground floor apartment located within easy reach of Bournemouth and local transport links. The apartment is modern throughout and benefits from a spacious, south facing lounge diner with direct garden access. There is also an allocated off road parking space.

One Bedroom | Ground Floor | Modern Throughout | Direct Garden Access | Spacious Lounge Diner | 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.





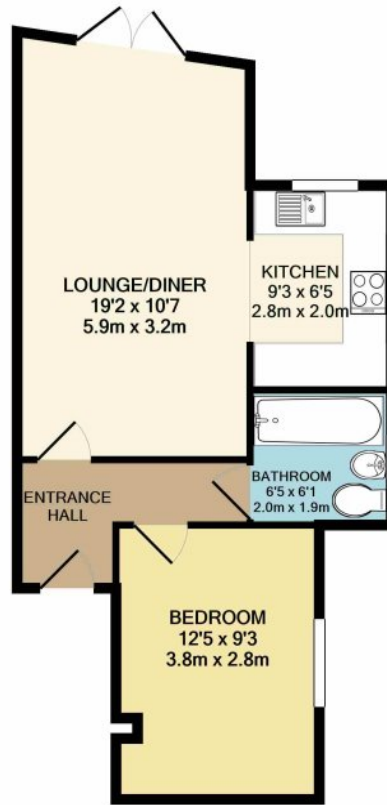
## DESCRIPTION

The property is accessed via a secure and well presented communal hallway which leads through to the private entrance of the apartment itself. The entrance hallway includes doors to all principal rooms.

The spacious lounge diner is a particular feature of the apartment with ample space for a table and double doors leading out onto the sunny communal patio and gardens. The modern fitted kitchen is accessed just off the lounge diner and consists of a range of contemporary base and eye level work units with integrated appliances, there is also a bright window overlooking the rear aspect.

The bedroom is a generous double room with ample space for freestanding furniture and enjoys a westerly aspect. The modern tiled bathroom comprises bath/shower, WC, wash hand basin.

Outside and allocated parking space is conveyed with the apartment.



TOTAL APPROX. FLOOR AREA 454 SQ.FT. (42.2 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:** Share of Freehold – 109 Years

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £1163 pa

## AT A GLANCE

- One Bedroom
- Ground Floor
- Modern Throughout
- Direct Garden Access
- Spacious Lounge Diner
- Allocated Parking