



CHERRY TREE LODGE, 289 CASTLE LANE WEST, BOURNEMOUTH, DORSET, BH8

£215,000 LEASEHOLD

A very well presented two-bedroom ground floor apartment situated close to local amenities and good transport links. The property is in superb order throughout and would make an ideal first time buy or investment.

Ground floor | Two double bedrooms | Modern kitchen and bathroom |
Lounge diner | Fitted contemporary kitchen | Allocated parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each postcode on www.checker.ofcom.org.uk



DESCRIPTION

Presenting a beautifully presented two-bedroom apartment, situated within a contemporary development in the heart of Bournemouth. Freshly redecorated and newly carpeted throughout, this stylish property offers a modern and welcoming environment ideal for both first-time buyers and investors alike.

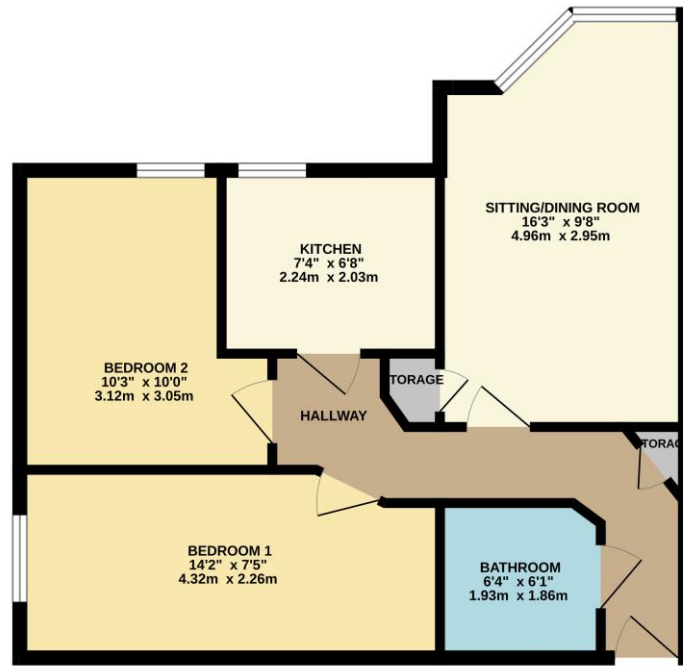
Step inside to discover a spacious reception room, perfect for relaxing or entertaining guests. The sleek, modern kitchen comes complete with integrated appliances, providing ample workspace for cooking and dining. Both bedrooms are generous doubles, offering comfortable retreats and plenty of storage options. The contemporary bathroom is finished to a high standard, adding a touch of luxury to everyday living.

The apartment benefits from allocated parking, ensuring convenience and peace of mind. With a total size of approximately 554 sq ft, it expertly maximises space and light, creating an airy, open feel throughout.

Located in the sought-after area of Bournemouth, this property enjoys close proximity to both Westbourne and Bournemouth town centre. Westbourne, renowned for its elegant Victorian architecture, offers a delightful array of boutique shops, cosy cafés, and independent restaurants, all within walking distance of the stunning seafront. Bournemouth itself is famed for its award-winning sandy beaches, iconic pier, and waterfront entertainment, providing a vibrant blend of relaxation and activity. Abundant green spaces, tranquil gardens, and lively arts venues ensure there's something for everyone to enjoy.

Commuters are perfectly placed, with the Bournemouth Wessex Way offering direct road links to the M27, making London reachable in around two hours by car. Both Bournemouth and Poole railway stations provide main line train services to London Waterloo and beyond, while the majority of the area boasts fast 5G network coverage and ultra-fast internet connectivity.

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 554 sq.ft. (51.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 110 Years

LOCAL AUTHORITY: BCP

AT A GLANCE

- Ground floor
- Two double bedrooms
- Modern kitchen and bathroom
- Lounge diner
- Fitted contemporary kitchen
- Allocated parking