



ST. GEORGES GATE, NORWICH AVENUE WEST, BOURNEMOUTH, BH2

£215,000 SHARE OF FREEHOLD

A bright and well-presented two double bedroom first floor apartment situated in a gated development which is just a short walk away from the shops bars and restaurants of both Bournemouth and Westbourne whilst also being close to the Bournemouth Gardens and the beach.

Gated development | First floor | Two double bedrooms | Two modern bathrooms | Large lounge | Fitted kitchen | Secure parking | Central location

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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.



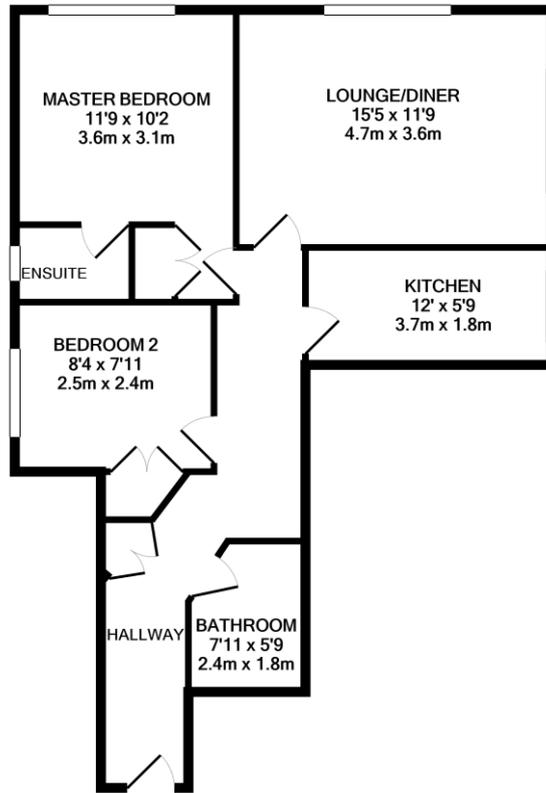
DESCRIPTION

The property is situated on the first floor of this gated development which is accessed via a flight of stairs through well presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment, houses a storage cupboard and doors to principal rooms.

There is a large, bright lounge with ample space for dining table and dual aspect windows which enjoy views across the town. The separate kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two good size bedrooms both with room for freestanding furniture and the added benefit of an ensuite shower room to the master. The family bathroom is beautifully tiled and comprises of a suite to include WC, wash hand basin and panelled bath with shower above.

An allocated parking space is conveyed to the property.



TOTAL APPROX. FLOOR AREA 660 SQ.FT. (61.3 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

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1300 per annum

AT A GLANCE

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- First floor
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