



FLAT 1, THE BELGRAVIA, CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET, BH1

£200,000 LEASEHOLD

A very well presented one bedroom ground floor apartment perfectly situated just a short 0.6 mile level walk to the popular shops bars and restaurants in Bournemouth whilst also being 0.6 miles to the award winning beaches.

Comprising modern contemporary accommodation throughout.

Ground floor | One double bedroom | Lounge diner | Modern kitchen | Contemporary bathroom | Character Features | Residents parking | 0.6 Miles to Bournemouth

Westbourne | 01202 767633 |

Winkworth

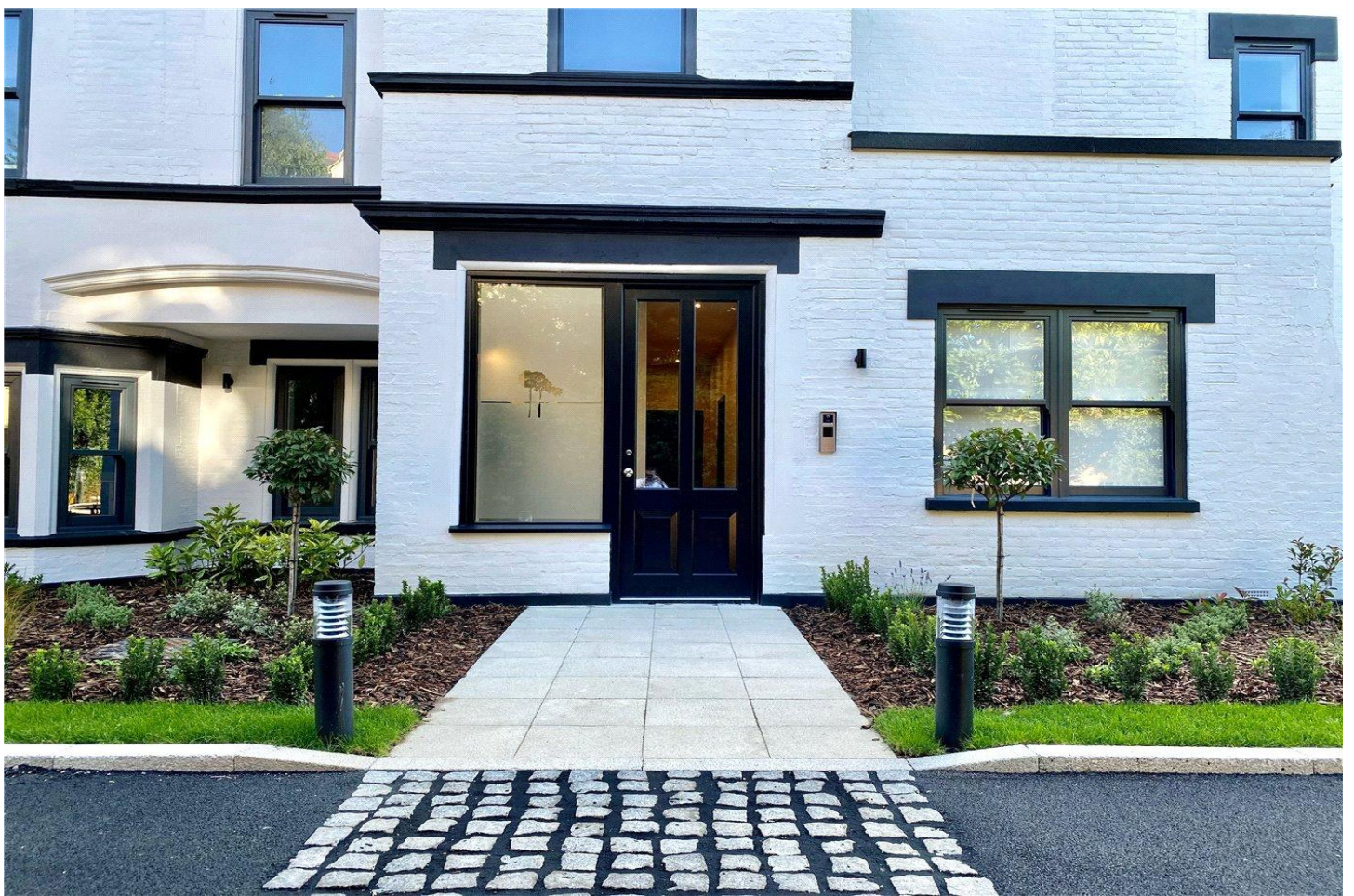


LOCATION

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

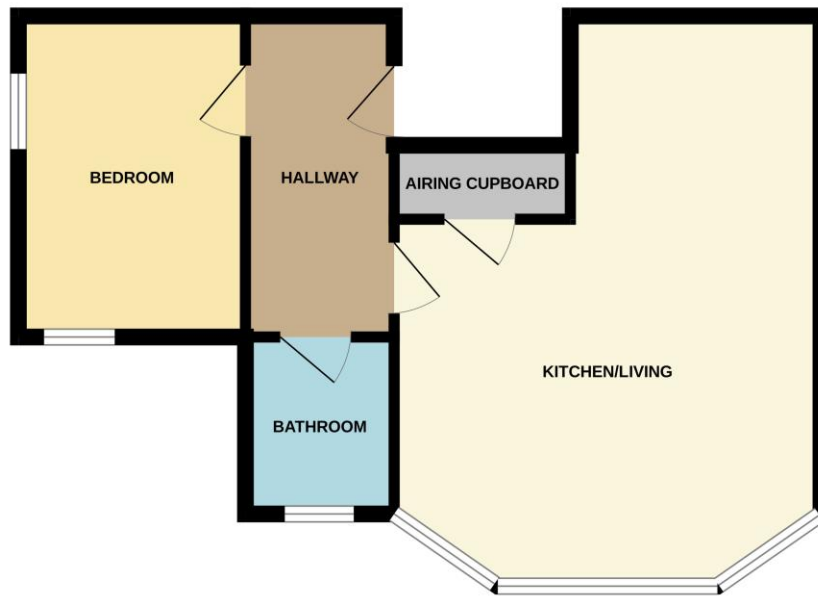
Introducing this immaculate ground floor flat in the bustling town of Bournemouth, perfect for first time buyers or investors.

This property boasts a bright lounge diner with a feature bay window, a modern kitchen, a contemporary bathroom and a good size double bedroom.

Located 0.6 miles to the town centre, you will have easy access to popular shops, bars, and restaurants, making it the perfect spot for those who enjoy a vibrant lifestyle. With residents parking, you can rest assured that your vehicle will always have a secure place to stay.

The flat is also just a 0.6 mile walk away from the award-winning beach and with good transport links nearby, you can easily explore the surrounding areas or commute to work.

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 474 sq.ft. (44.0 sq.m.) approx.
While 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 120 Years

LOCAL AUTHORITY: BCP

AT A GLANCE

- Ground floor
- One double bedroom
- Lounge diner
- Modern kitchen
- Contemporary bathroom
- Character Features
- Residents parking
- 0.6 Miles to Bournemouth

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	43 E
21-38	F		
1-20	G		

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