

18A NEW PARK ROAD  
BOURNEMOUTH  
BH6 5AB

LEASEHOLD  
GUIDE PRICE  
£220,000-£230,000

“A spacious, two double bedroom character first floor flat with off road parking, less than 100 metres to Southbourne’s vibrant high street.”



**Winkworth**

for every step...

GUIDE £220,000-£230,000

Two Bedrooms  
One Bathroom  
Modern Kitchen  
80 Metres To Southbourne Grove  
Off Road Parking  
650 Metres To Southbourne Cliff Tops

EPC: C | COUNCIL TAX: C | LEASEHOLD 118 YEARS REMAINING | MAINTENANCE £968 PA | GROUND RENT £150 PA | NO HOLIDAY LETS | PETS BY CONSENT

01202 434365  
[southbourne@winkworth.co.uk](mailto:southbourne@winkworth.co.uk)





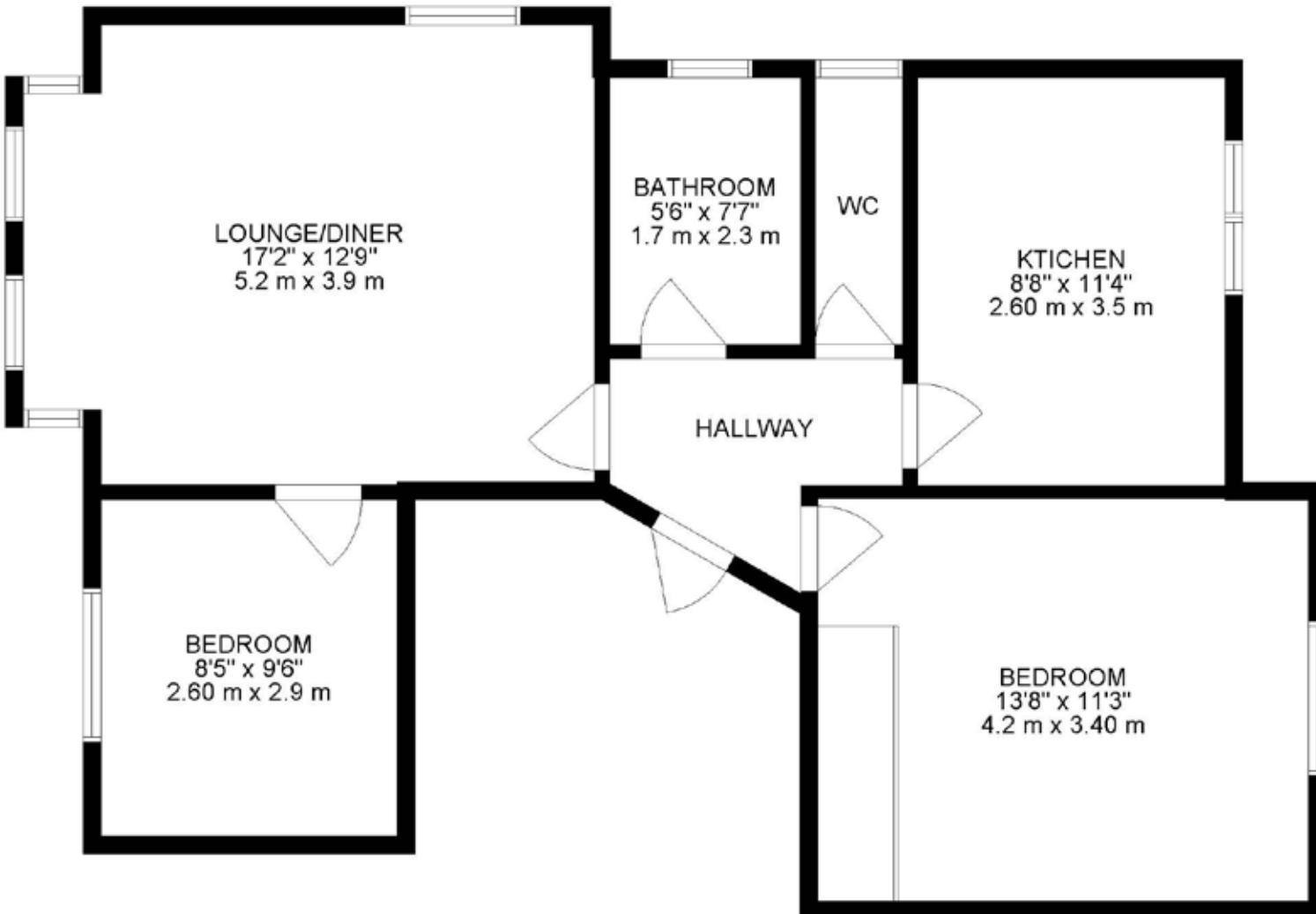
## Why New Park Road?

New Park Road is quietly nestled away behind Southbourne's high street. The high street has been rejuvenated in recent years to include a number of independent café's, restaurants, micro breweries, local convenience shops. There are excellent transport links to Bournemouth and Christchurch along with Pokesdown train station for anyone looking to commute.

Southbourne cliff tops are 650 metres away where you can sit in the cliff top café and admire the panoramic views from the Isle of Wight over to Old Harry Rock. Take a stroll down the zig zag to find miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a number of beach side cafes, bars and restaurants.

This two double bedroom first floor flat is accessed via the communal ground floor entrance with a stair case leading to the accommodation. The flat has retained many of its original character features. The kitchen is well equipped with a range of modern cabinets, integrated oven, hob with space and plumbing for washing machine and fridge / freezer. The lounge benefits from a box bay window, flooding the room with natural light.

The bedrooms are both double in size, with the primary enjoying a feature fireplace. The family bathroom includes a roll top bath with hand held shower attachment, complemented with stylish tiles. Outside, the property is conveyed with the front garden and off road parking.



GROSS INTERNAL AREA

TOTAL: 627 SQ FT, 58,2 m<sup>2</sup>

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



Lori Leon  
lleon@winkworth.co.uk  
07918 932490  
Winkworth Southbourne  
29 Southbourne Grove,  
Bournemouth, Dorset, BH6  
3QT

01202 434365  
southbourne@winkworth.co.uk  
winkworth.co.uk/southbourne

“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

**Winkworth**  
for every step...