



FLAT 2  
TWYNHAM COURT  
51 TWYNHAM ROAD  
BOURNEMOUTH  
BH6 4AN

SHARE OF FREEHOLD  
ASKING PRICE  
£250,000

“A two double  
bedroom, ground floor  
flat with off road  
parking and  
communal gardens just  
450 metres to  
Southbourne beach  
and 250 metres to  
local amenities”

**Winkworth**

for every step...

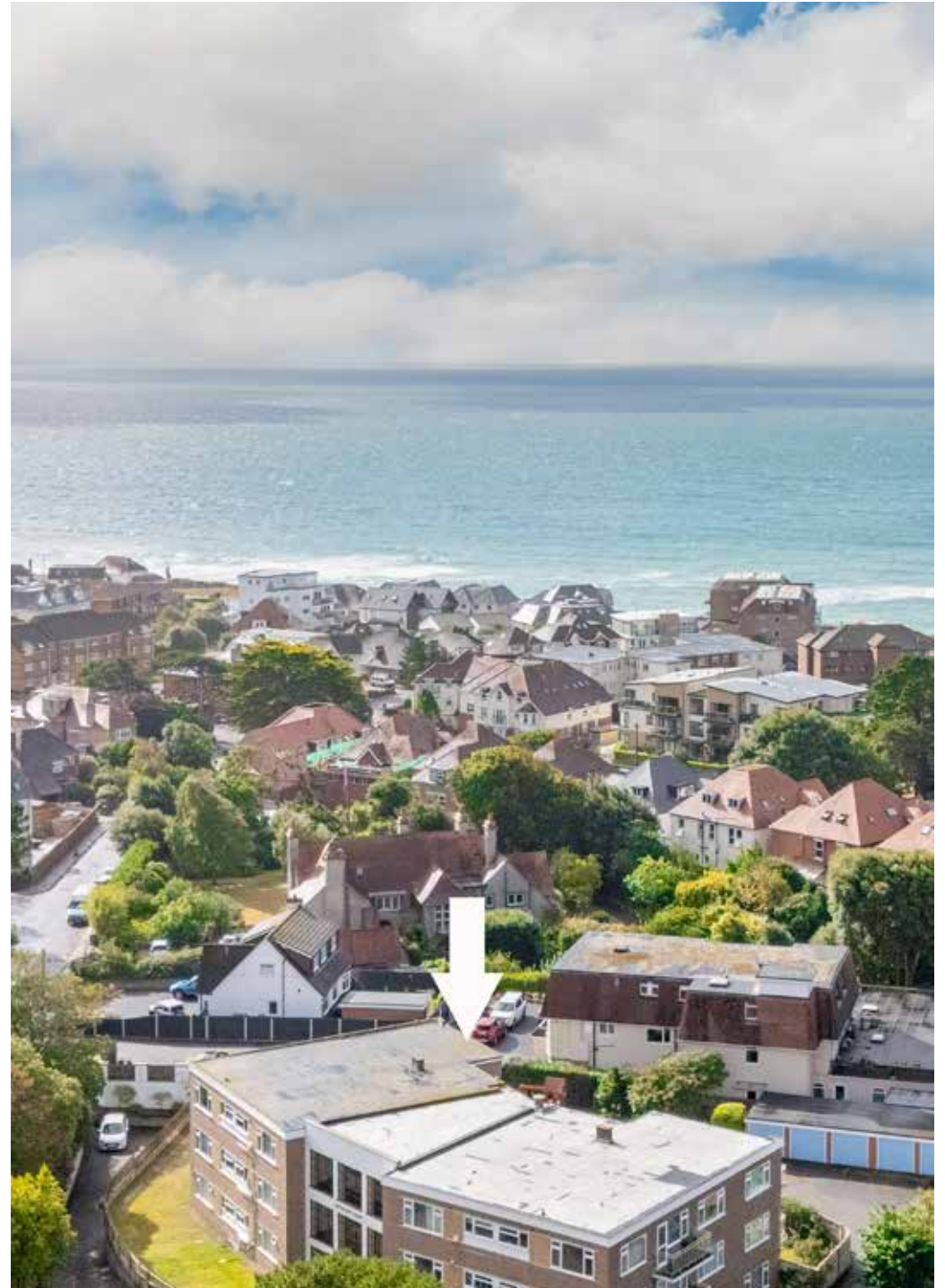


ASKING PRICE £250,000

Two Double Bedrooms  
Ground Floor Flat  
Kitchen / Breakfast Room  
Off Road Parking  
450 Metres To Southbourne Beach  
250 Metres To Local Amenities

EPC: C | COUNCIL TAX: B | SHARE OF FREEHOLD |  
MAINTANCE £2300 P/A | GROUND RENT N/A |  
NO PETS OR HOLIDAY LETS PERMITTED.

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southbourne@winkworth.co.uk





## Why Twynham Road?

Twynham Road is a peaceful road, nestled away yet conveniently located just 250 metres to local amenities and bus routes which run to Bournemouth and Christchurch. Southbourne beach is 450 metres away where you can 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 range of beach side cafés, bars and restaurants to take in along the way.

Southbourne high street is just over a mile away. The high street has been rejuvenated in recent years to include numerous independent cafés, bars, micro breweries and restaurants with excellent transport links and Pokesdown train station for anyone looking to commute.

This two double bedroom ground floor flat is offered with vacant possession. The kitchen / breakfast room includes a range of cabinets with space and plumbing for appliances and ample space for a dining table and chairs. The lounge is dual aspect, flooding the room with natural light with parquet flooring.

Both bedrooms are double in size, serviced by the family bathroom which incorporates a bath with overhead shower, wash hand basin and wc.

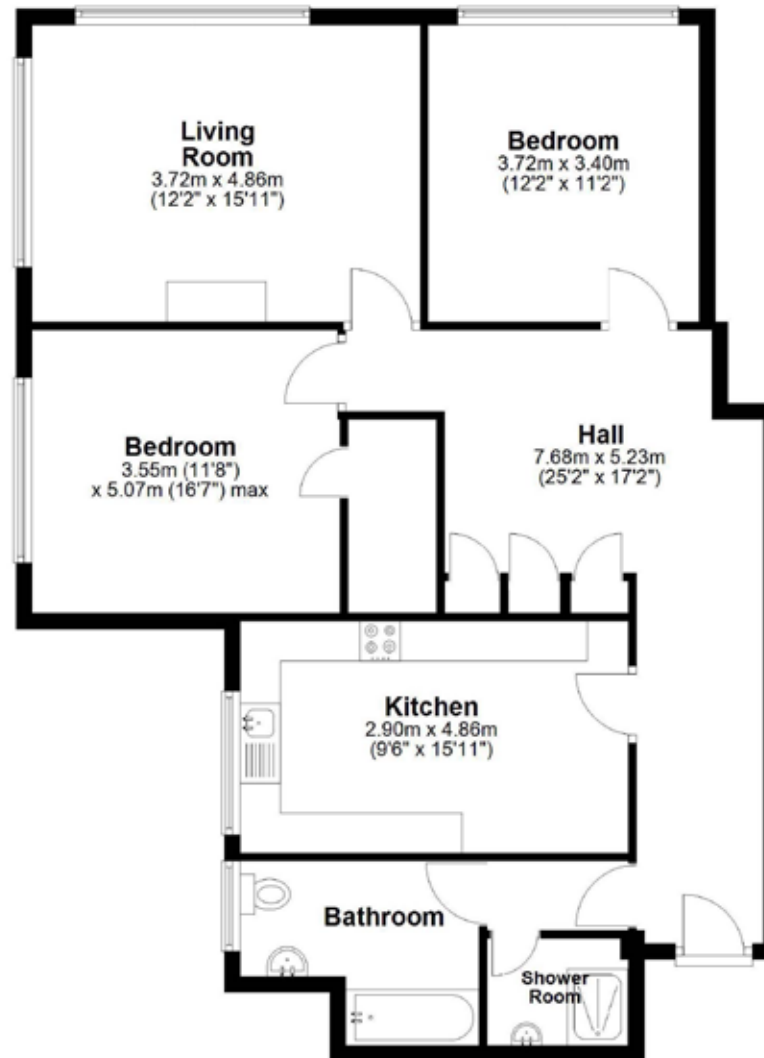
Outside, the communal grounds are well maintained with a large lawned area to enjoy with picnic benches. To the rear of the property is a garage block and off road parking.





## Ground Floor

Approx. 95.8 sq. metres (1031.5 sq. feet)



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 558006)  
Plan produced using PlanUp.

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“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.”

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