



GARDEN COURT, SURREY ROAD, BOURNEMOUTH, DORSET, BH4

£260,000 LEASEHOLD

A spacious first floor apartment which enjoys direct views over the Bournemouth gardens that stretch from Coy Pond all the way to the town centre and beach. Westbourne and good transport links are within easy reach. The property offers generous and contemporary accommodation throughout.

First floor | Two double bedrooms | Spacious Lounge diner | Modern kitchen | Contemporary bathroom | Balcony with views over the Bournemouth gardens | Garage | Vacant possession

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

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.



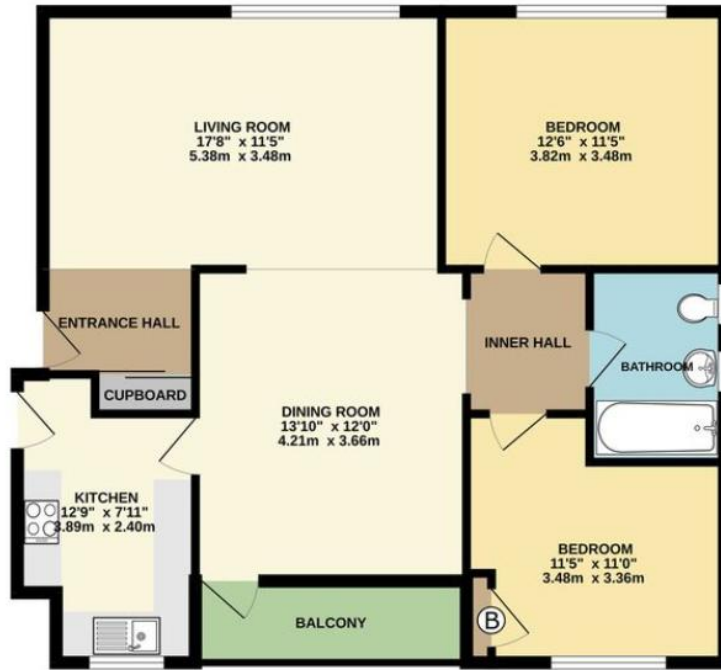
DESCRIPTION

Introducing a stunning first floor apartment in the heart of Westbourne. This contemporary property features a spacious south-facing lounge, separate dining room, and a balcony offering picturesque views over the beautiful Bournemouth Gardens. With two bedrooms, a modern bathroom and kitchen, and vacant possession available, this home is perfect for those seeking a stylish and comfortable living space.

Situated in a sought-after area, this property is conveniently located near Bournemouth Gardens, ideal for leisurely strolls or picnics. Close proximity to Westbourne town centre, with its array of shops, cafes, and restaurants, ensures that all amenities are just a short distance away. Good transport links make exploring the surrounding areas easy, while nearby points of interest such as Coy Pond and the beach offer additional opportunities for recreation.

With a garage providing convenient parking, this 72sqm apartment offers a contemporary living experience for those looking to settle in a prime location.

FIRST FLOOR
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

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: C

TENURE: Leasehold 993 Years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1152pa

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

AT A GLANCE

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- Modern kitchen
- Contemporary bathroom
- Balcony with views over the Bournemouth gardens
- Garage
- Vacant possession

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