



## ARLINGTON HOUSE, CLARENDON ROAD, BOURNEMOUTH, BH4

### **£295,000 SHARE OF FREEHOLD**

A beautifully presented two double bedroom top floor apartment situated conveniently between both Bournemouth & Westbourne. The apartment is very spacious with a south facing balcony, no chain and a garage. Set in lovely and well maintained gardens on a quiet tree lined road. Short walk to beach and local shops.

Two Double Bedrooms | Top Floor | South Facing Balcony | No Onward Chain | Generous Room Sizes | Modern Bathroom | Garage

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.



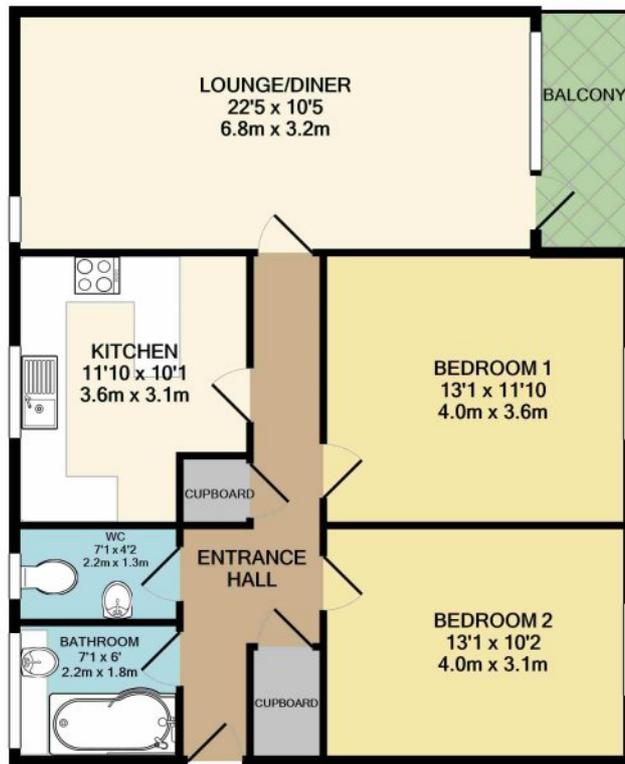
## DESCRIPTION

The apartment is situated on the top floor which is accessed via stairs through well presented communal hallways. A private front door leads into the entrance hall which houses two storage cupboards, separate WC and doors to principal rooms.

The bright lounge is an especially good size with ample room for dining table, large window enjoying garden views and a patio door which leads out onto the sunny balcony (currently being updated with modern glass design and retiled). The modern kitchen is fitted with a range of high quality base and eye level work units with space and plumbing for domestic appliances and a breakfast bar.

There are two generous double bedrooms both with room for freestanding furniture. The bathroom is fitted with a contemporary suite to include WC with enclosed cistern, wash hand basin inset into a vanity unit and a large bath/shower.

A garage is conveyed with the property.



TOTAL APPROX. FLOOR AREA 814 SQ.FT. (75.6 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:** D

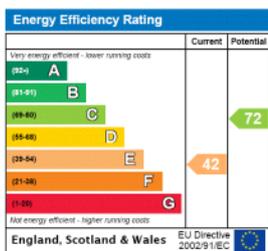
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £2000 per annum

## AT A GLANCE

- Two Double Bedrooms
- Top Floor
- South Facing Balcony
- No Onward Chain
- Generous Room Sizes
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