



FLAT 5, ST. ANTHONYS ROAD, BOURNEMOUTH, DORSET, BH2

£280,000 LEASEHOLD

A well presented split level maisonette set within a small character converted development in the popular tree lined St Anthonys road. The apartment has spacious accommodation throughout with the added benefit of a large private sun terrace. The property is within easy of the town centre, the beach and major travel connections. Offered with vacant possession.

Maisonette | Two double bedrooms | Two modern bathrooms | Large lounge diner | Fitted kitchen with dining space | Large sun terrace | Allocated parking

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

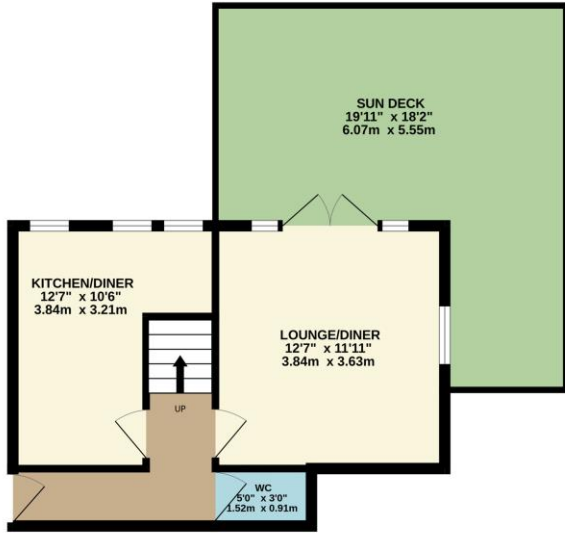
The property is situated on the first floor which is accessed via stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a WC and doors to principal rooms.

The bright lounge is a good size with dual aspect windows and patio doors which lead out to a large private sundeck. The sundeck is a particular feature of the property enjoying tree views over Merrick Park. The kitchen is fitted with a range of base & eye level work units with space and plumbing for domestic appliances and room for a dining table.

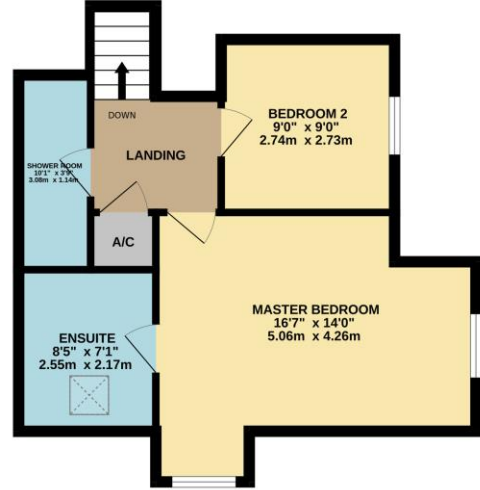
From the entrance, a flight of stairs leads to the first floor where there is a further shower room, an airing cupboard and access into the two bedrooms. The master bedroom is a very good size with dual aspect windows enjoying tree views and the added benefit of an ensuite shower room. There is a further double second bedroom which is serviced by a shower room with wc accessed via the first floor landing.

An allocated parking space is conveyed with the apartment.

FIRST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOP FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.
Whilst 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: D

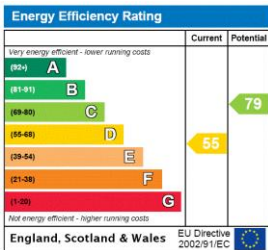
TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2700 per annum

AT A GLANCE

- Maisonette
- Two double bedrooms
- Two modern bathrooms
- Large lounge diner
- Fitted kitchen with dining space
- Large sun terrace
- Allocated parking



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