



FLAT 6
BALMORAL COURT
27 ST JOHNS ROAD
BH5 1EQ

SHARE OF FREEHOLD
GUIDE PRICE
£220,000-£230,000

“A two bedroom,
ground floor flat with
private patio and
allocated off road
parking just 500
metres to
Boscombe Pier”

Winkworth

for every step...

GUIDE PRICE £220,000-£230,000

Two Bedrooms
Two Bathrooms
Ground Floor Flat
Convenient Location
Modern Fitted Kitchen
Private Patio

EPC: C | COUNCIL TAX: C | SHARE OF FREEHOLD 973 YEARS
REMAINING | MAINTENANCE £1535.52 P/A | GROUND
RENT N/A | PETS BY CONSENT | NO HOLIDAY LETS PERMIT-
TED
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Why St Johns Road?

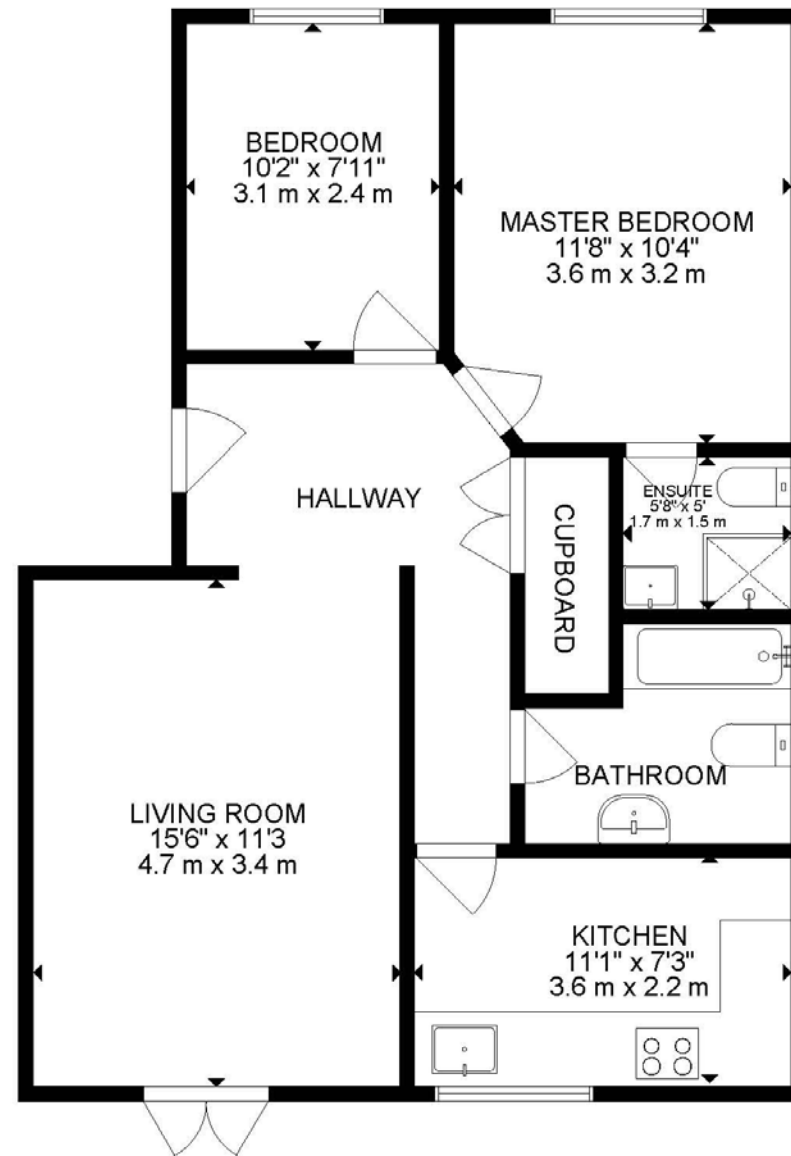
St Johns Road is conveniently located just 550 metres to Boscombe Pier where you can find miles of golden sandy beach and a promenade stretching from Hengsitbury Head to Sandbanks. There are a number of water sports available by the Pier with a range of beach side cafés, bars and restaurants to take in along the way. Boscombe high street is 500 metres away offering a range of shops, bars and restaurants. Diverse landmarks in lively Boscombe include art deco buildings, a restored Victorian pier with a modernist entrance hall, and the 1890s-built Royal Arcade shopping mall. Boscombe has its own thriving night-life scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beach front Chine Gardens has paths winding around flower beds and a mini-golf course.

This spacious two bedroom ground floor flat is well presented throughout. The kitchen / breakfast has been fitted with a range of modern cabinets, integrated oven, hob and appliances with space for tall standing fridge / freezer, tiled walls and flooring to complement.

The lounge is flooded with natural light with double doors leading out to the private patio area with a well stocked flower bed.

Both bedrooms are double in size with the primary enjoying an en-suite shower room. The family bathroom includes a bath, wash hand basin and wc. The property is conveyed with two allocated parking spaces.





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.



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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.”

Winkworth

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