



146 SPRING ROAD  
BOURNEMOUTH  
BH1 4PU

OFFERS IN EXCESS OF  
£210,000  
FREEHOLD

“A spacious, two  
bedroom first floor  
apartment with private  
rear garden close to  
local amenities and  
less than a mile to  
Bournemouth town  
centre”

**Winkworth**

for every step...

OFFERS IN EXCESS OF £210,000

First Floor Flat  
Two Double Bedrooms  
Well Presented Throughout  
Lounge / Dining Room  
Private Rear Garden  
Less Than 500 Meters To Amenities  
Less Than A Mile To Bournemouth Town Centre

EPC: C | COUNCIL TAX: B | FREEHOLD | GROUND RENT N/A |  
MAINTENANCE AS AND WHEN

01202 434365  
southbourne@winkworth.co.uk







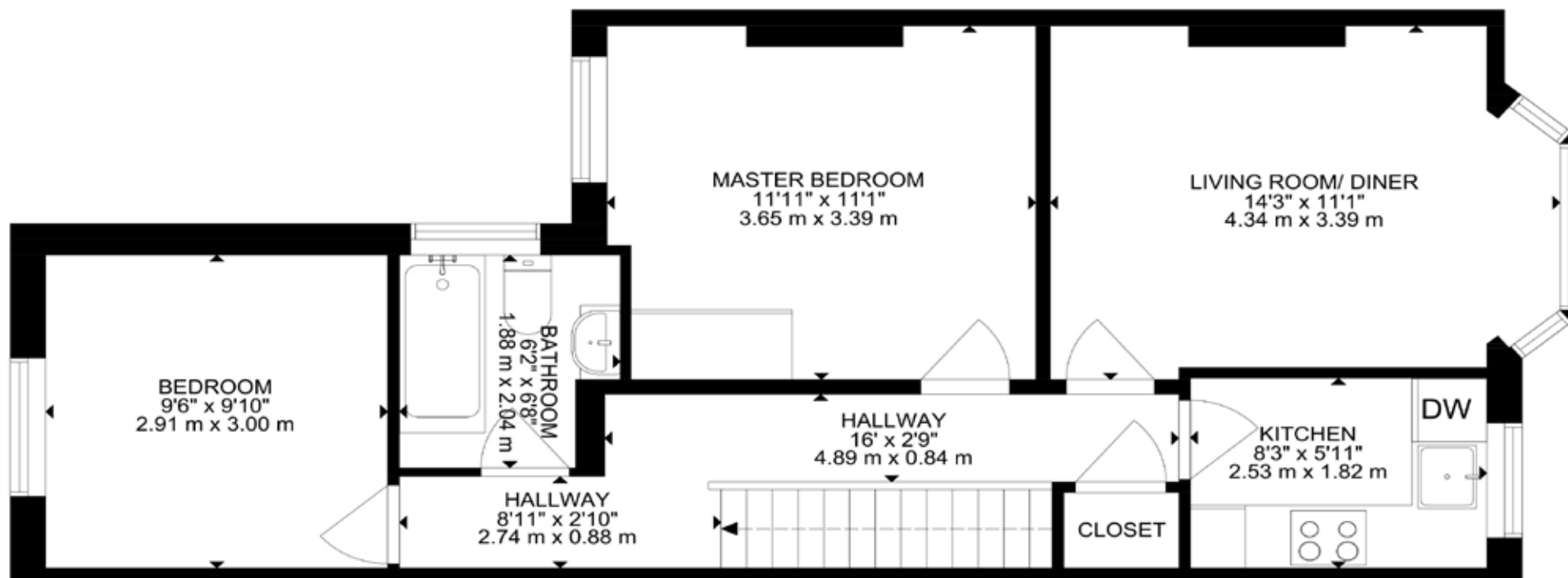
## Why Spring Road?

Spring Road is conveniently located less than 500 metres to local amenities and bus routes which can take you to nearby Boscombe or Bournemouth. Boscombe is home to miles of sandy beaches, the popular surf reef and free entry onto the pier, it has something for everyone. It enjoys a variety of restaurants and bars. 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. Bournemouth town centre offers a range of high street shops along with the BH2 complex which enjoys a variety of activities and restaurants.

This two double bedroom first floor flat is very well presented throughout. The kitchen includes a range of fitted cupboards with an integrated hob and mid height oven, worktops and tiled flooring to complement. There is a generous storage cupboard on the landing currently used as a larder. The lounge / dining room features a bay window making ideal area for seating for two people.

Both bedrooms are double in size, serviced by the family bathroom that includes a bath with hand held shower, vanity unit with built in wash hand basin, wc, tiled walls and flooring.

Outside, the property enjoys a private garden which has been laid to shingle for low maintenance.



**GROSS INTERNAL AREA**  
**TOTAL: 656 SQ FT, 61 m<sup>2</sup>**  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**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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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

**Winkworth**

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