



AMARONE, SURREY ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

£244,950 LEASEHOLD

Completed in 2009 this bright and modern two bedroom first floor apartment is beautifully presented and sits adjacent to the upper gardens whilst Westbourne is also just a short walk away and offers a variety of leisure and shopping facilities.

Two Double Bedrooms | Large Lounge Diner | Open Plan Kitchen with
Breakfast Bar | Balcony | Secure Underground Parking | En-suite Shower
Room | Contemporary Finish

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

The property is situated close to the leisure and shopping facilities of Westbourne with bus routes to Bournemouth and surrounding areas and a particular feature is the direct and delightful walk through local protected heath land to an area of Coy Pond. Coy Pond is renowned for its beautiful willow trees and sylvan walk alongside a gentle stream which snakes through the pleasure gardens, finally coming to rest in Bournemouth which boasts renowned award-winning Blue Flag beaches which stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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.



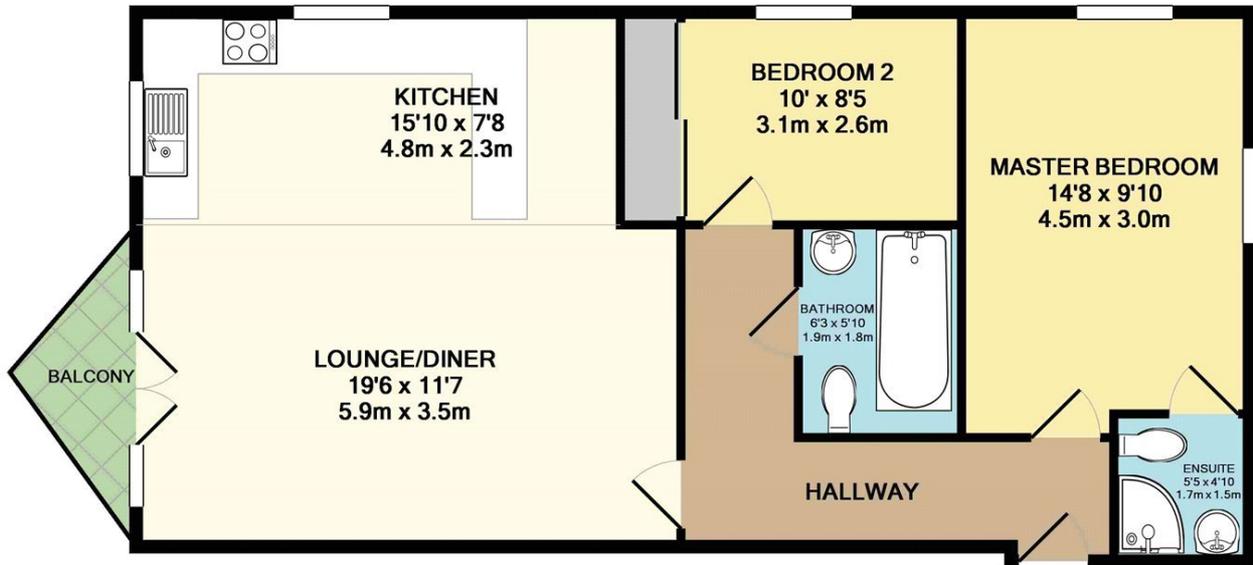
DESCRIPTION

The apartment is situated on the first floor which is accessed via a lift leading from the secure lower ground level parking or from a flight of stairs in well-presented communal hallways.

The large lounge/kitchen/diner is a particular feature of the apartment due to its size and space for living furniture as well dining table. It provides access through UPVC double doors to a balcony which benefits from tree top views over the Bournemouth gardens. The open plan kitchen is finished to a very high standard with white high gloss work units housing integrated appliances and a Neff coffee machine. There is also a breakfast bar that provides extra work space and links the kitchen and living space nicely.

There are two double bedrooms with the master bedroom benefiting from a light and airy double aspect and an en suite shower room. The second bedroom is fitted with large sliding door wardrobes. There is also a family bathroom comprising of a contemporary suite to include a low level WC, wash hand basin and panelled bath.

An allocated parking space is conveyed with the apartment in the secure gated parking area on the lower ground floor and the property also benefits from a communal bike store.



TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 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

AT A GLANCE

- Two Double Bedrooms
- Large Lounge Diner
- Open Plan Kitchen with Breakfast Bar
- Balcony
- Secure Underground Parking
- En-suite Shower Room
- Contemporary Finish

TENURE: Leasehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1700 per annum

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B	83	83
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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