



## MONARCH COURT, MARLBOROUGH ROAD, WESTBOURNE, DORSET, BH4

### **£275,000 LEASEHOLD**

A bright and exceptionally spacious two bedroom top floor apartment which is situated on the south side of the tree lined Marlborough road. Westbourne is a short level walk away and offers a variety of leisure and shopping facilities and the beach is also very nearby. The property is well presented throughout although would benefit from some modernisation. Vacant possession.

Top floor | Two double bedrooms | Large lounge diner | Kitchen breakfast room | Bathroom & separate WC | Good storage | South facing balcony | 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

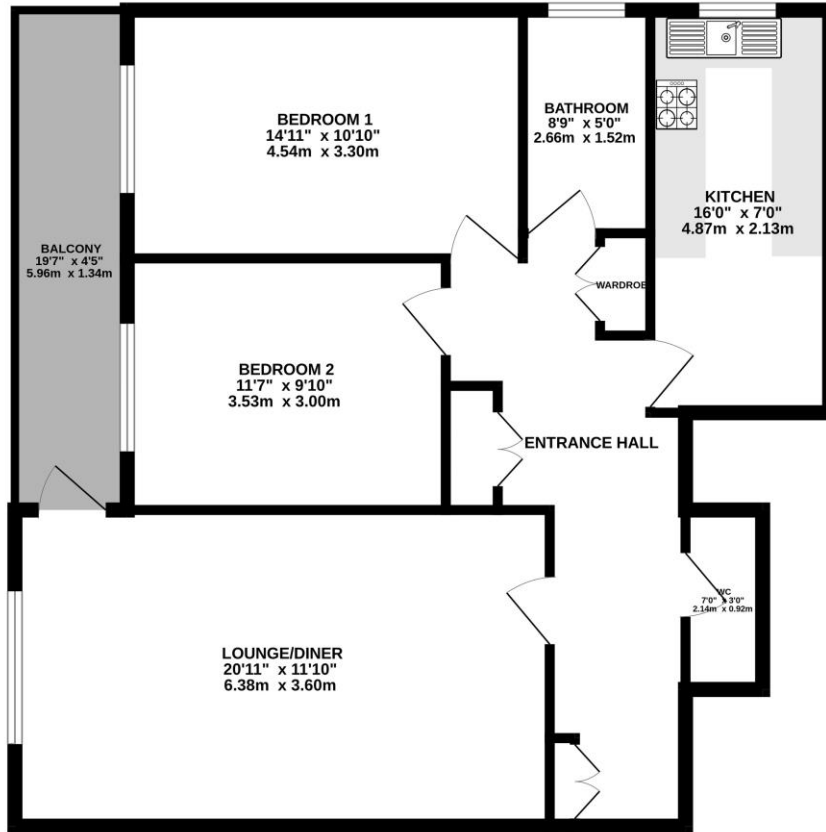
The apartment is situated on the second floor, which can be accessed via stairs through well presented communal hallways. A private front door leads into the large entrance hallway, which houses two storage cupboards a separate wc and doors to principal rooms.

The lounge is a fantastic size which easily accommodates a large dining table, and there are beautiful south facing views tree and communal garden views. From the lounge there is access onto the balcony which again enjoys tree and garden views with the sunny south aspect. The kitchen breakfast room is fitted with the range of base and eye level work units with space and plumbing for domestic appliances and there is space for a kitchen table.

There are two generous double bedrooms, both with fitted wardrobes and large windows enjoying south aspect views over the trees and communal gardens. The family bathroom is part tiled and comprises of a suite to include a WC wash hand basin set into a vanity unit and a large panel bath with shower attachment.

A garage is conveyed with the property.

SECOND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



*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*

TOTAL FLOOR AREA : 862 sq.ft. (80.1 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 is given.  
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**COUNCIL TAX BAND:** C

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

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