



FLAT 6  
AVONWOOD  
20 OWLS ROAD  
BOURNEMOUTH  
BH5 1FB

LEASEHOLD  
ASKING PRICE  
£300,000

“A first floor, two  
double bedroom, two  
bathroom apartment  
with allocated off road  
parking conveniently  
located just 500 metres  
to Boscombe Pier”

**Winkworth**

for every step...



ASKING PRICE £300,000

Two Bedrooms  
Two Bathrooms  
Private Balcony  
Allocated Off Road Parking  
Just 500 Metres To Southbourne Beach  
450 Metres To Boscombe High Street

EPC: C | COUNCIL TAX: D | LEASEHOLD 77 YEARS REMAIN-  
ING | MAINTENANCE £1560 P/A | GROUND RENT £200 P/A |  
NO PETS OR HOLIDAY LETS PERMITTED

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## Why Avonwood?

Avonwood is conveniently located on Owls Road just 500 metres to Boscombe Pier where you can find miles of golden sandy beach with a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a selection of beach side cafés, bars and restaurants to enjoy along the way. Boscombe high street is 450 metres away. . 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 nightlife 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.

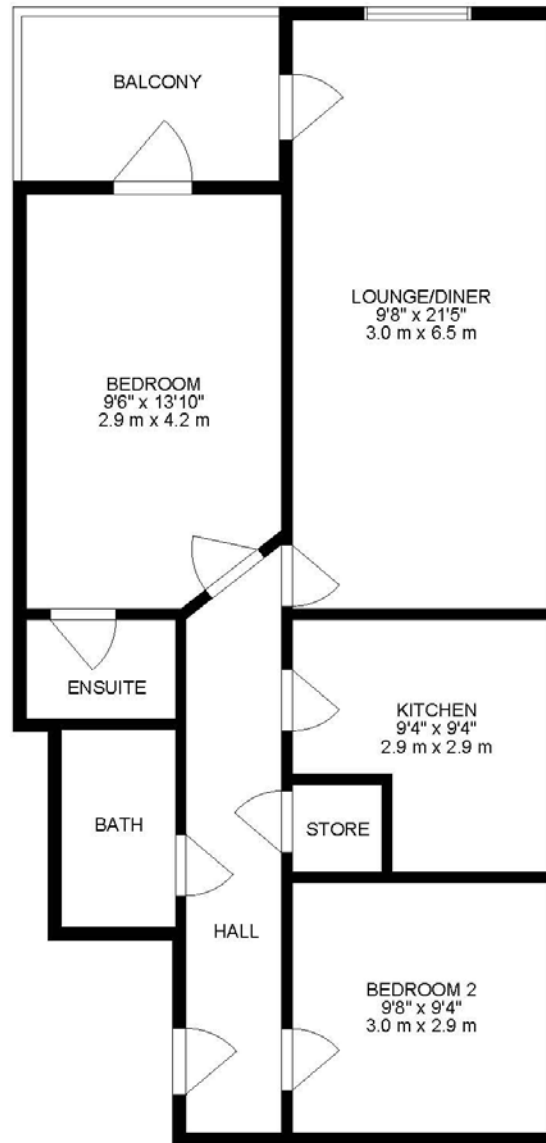
This two bedroom, first floor flat can be accessed via either the stairs or a lift. The spacious lounge / dining room enjoys a bay window, flooding the room with natural light and a door leading out to a private balcony. The kitchen is well equipped with a modern range of cabinets and integrated appliances.

Both bedrooms are double in size with the primary benefiting from an en-suite shower room and a door giving direct access to the balcony. The family bathroom includes a bath with over head shower, wash hand basin and wc.

Outside, the property grounds are well maintained with a car park to the front providing allocated residents parking with further visitors parking.

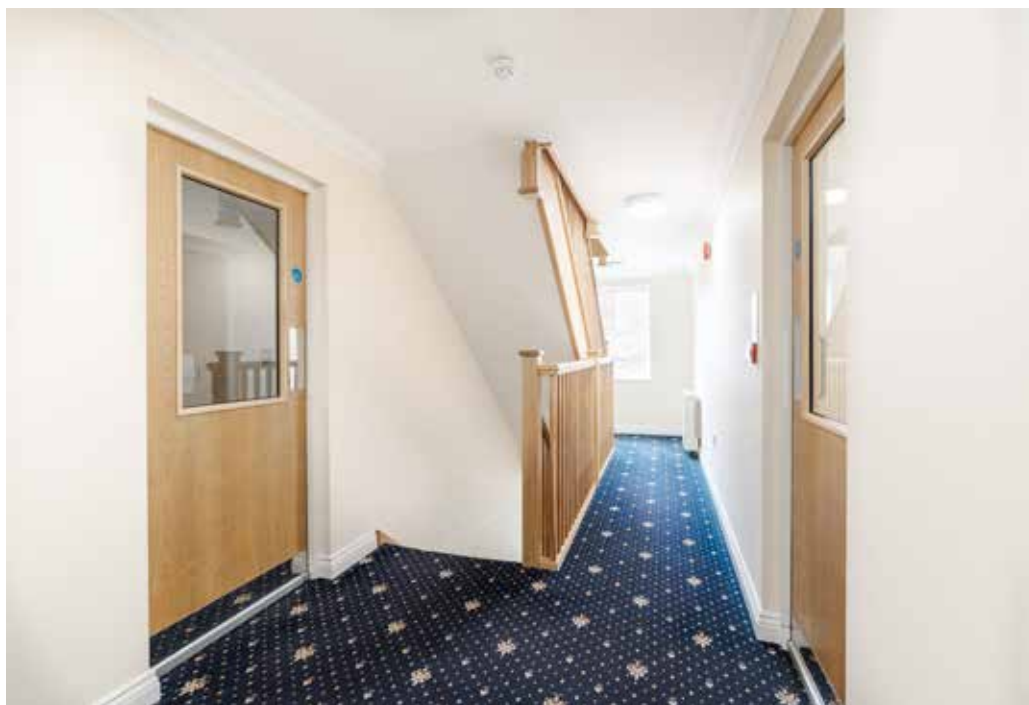






**DISCLAIMER:**

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.



Lori Leon

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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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