



LE PETIT MANOIR, 70 LANSDOWNE ROAD, BOURNEMOUTH, DORSET, BH1

£210,000 LEASEHOLD

An exceptionally well presented two bedroom ground floor apartment set in a modern development close to the centre of Bournemouth which offers a variety of leisure and shopping facilities, main line train station and easy access to the Wessex Way. Accommodation comprises of two bedrooms, large lounge / diner, contemporary kitchen, two bathrooms, gas fired central heating, double glazing and allocated parking. No Pets.

Two double bedrooms | Modern Ground Floor Apartment | Open Plan Living Room | Modern Integrated Kitchen | Master Bedroom With En Suite | Family bathroom | Allocated Parking | Unfurnished | *Video Tour Available*

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

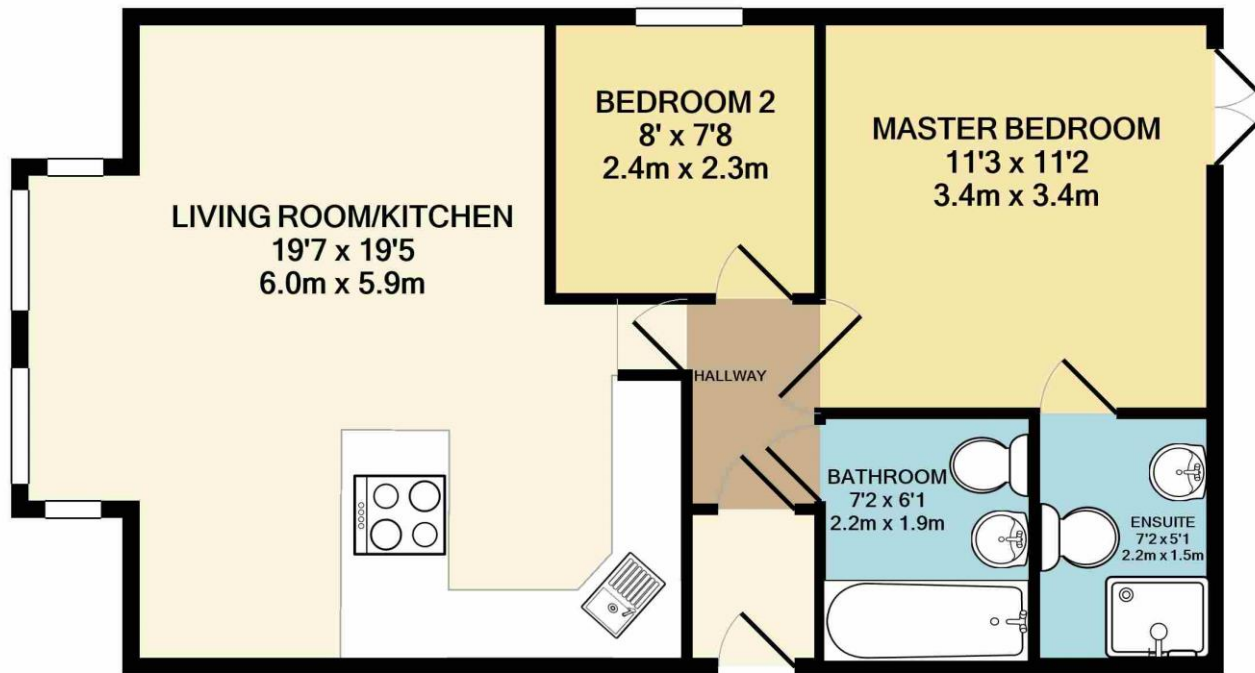
The property is accessed through well maintained communal hallways where the apartment can be found on the ground floor.

The lounge is open plan to the kitchen and has plenty of space to accommodate a sofa suite as well as a small dining table and chairs if required.

The kitchen is fitted in a modern style with an excellent range of both floor and wall mounted cupboard and drawer units with adjoining work-surface areas and a range of built in appliances.

Both bedrooms are double rooms with the master bedroom benefiting from an en-suite shower room which comprises an enclosed shower cubicle, a low-level WC and a pedestal wash hand basin. There is also access onto a small outside area from the master bedroom. There is also a family bathroom fitted in a modern style to match the en-suite.

To the front of the property there is an allocated parking space.



TOTAL APPROX. FLOOR AREA 597 SQ.FT. (55.4 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

COUNCIL TAX BAND: C

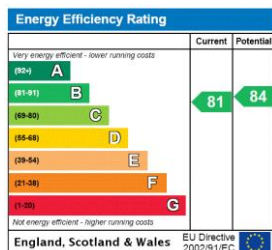
TENURE: Leasehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: TBA

AT A GLANCE

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- Open Plan Living Room
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