



COMPASS POINT, UPPER HINTON ROAD, BOURNEMOUTH, DORSET, BH1

£285,000 LEASEHOLD

A brand new two bedroom duplex apartment occupying the top two floors of this town centre development which enjoys views out to sea and is finished in a contemporary style throughout. Being situated in the heart of Bournemouth town centre just a stone's throw from the award-winning sandy beaches by Bournemouth pier, viewing is highly recommended.

Brand new | Holiday lettings permitted | Top two floors | Duplex apartment | Sea views | Contemporary kitchen & bathroom | Off road parking | Stone's throw to award winning sandy beaches | Situated in the heart of Bournemouth Town Centre

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.

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

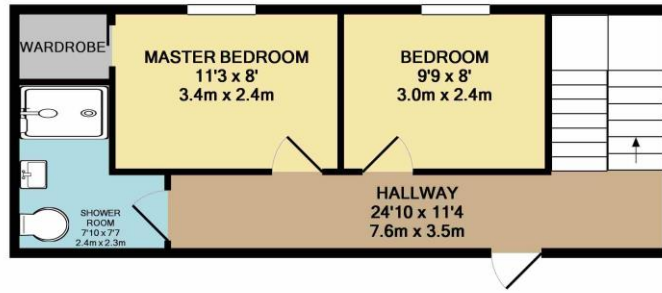
Compass point is accessed through a secure entrance hallway with telephone entry system where stairs lead to the apartment which is on the top floor.

The lounge diner is open plan to the kitchen and is an incredibly bright and spacious southerly aspect room with large floor-to-ceiling windows enjoying an outlook over the town and out to sea to the east of Bournemouth Pier.

The kitchen area is finished in a contemporary style with dark grey glass handleless cupboard and drawer units with adjoining worksurface areas, an inset stainless steel sink unit with mixer tap over, an inset electric oven with four ring electric hob over and cooker hood above, an integrated washer dryer, an integrated dishwasher and a tall integrated fridge freezer. There is also an island with further cupboard space and pan drawers beneath.

From the hallway stairs lead down to the lower floor where two double bedrooms can be found. The master bedroom has a built-in storage cupboard and a southerly aspect window and bedroom two also enjoys a southerly aspect. The shower room has an inset double shower cubicle with wall mounted electric shower, and inset wash hand basin with vanity unit beneath and a low-level WC. The walls are fully tiled with contrasting splashback behind the shower cubicle and a heated ladder style towel rail.

Compass Point is situated in the heart of Bournemouth Town centre and is just a stone's throw from the award-winning sandy beaches at Bournemouth pier. Outside there is an allocated parking space for this apartment.



LOWER FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)



TOP FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.1 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: B

TENURE: Leasehold – 122 Years remaining

LOCAL AUTHORITY: BCP

SERVICE CHARGE: TBC

AT A GLANCE

- Brand new
- Holiday lettings permitted
- Top two floors
- Duplex apartment
- Sea views
- Contemporary kitchen & bathroom
- Off road parking
- Stone's throw to award winning sandy beaches
- Situated in the heart of Bournemouth Town Centre

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	77	77
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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