



## MARLBOROUGH COURT, PRINCESS ROAD, POOLE, DORSET, BH12

### £179,950 SHARE OF FREEHOLD

This two bedroom second floor purpose built apartment is situated just a short level walk from Westbourne which offers an excellent range of shops, bars, restaurants and coffee shops. The property is also conveniently close to all major travel routes and the award winning sandy beaches are also nearby. The property benefits from gas fired central heating, double glazing, superb storage and a single garage.

Two double bedrooms | Second floor | Double aspect lounge | Double glazing | Gas fired central heating | Garage | Walking distance to Westbourne

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

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 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.



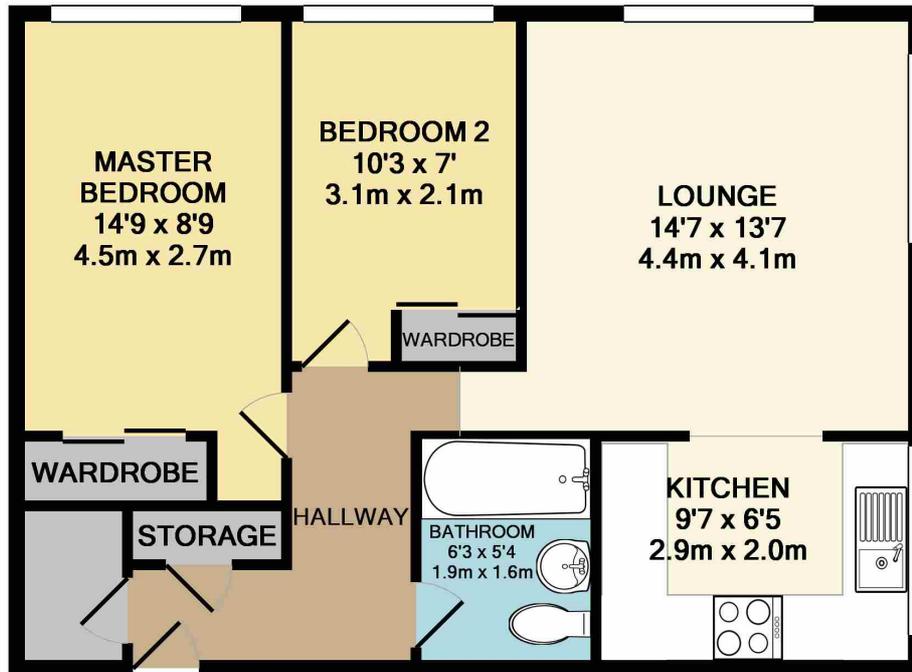
## DESCRIPTION

The apartment is situated on the second floor which is accessed through the well maintained communal hallways via a lift or stairs.

A private front door then leads into the entrance hall which houses a large storage cupboard and has doors leading to principal rooms. The bright living room enjoys dual aspect double glazed windows and ample room for a dining table as well as lounge furniture as required. The kitchen is fitted with a range of base and eye level cupboard and drawer units with adjoining work surface areas, a built in electric oven with hob over, space and plumbing for domestic appliances and a large double glazed window.

There are two bright bedrooms, both with large double glazed windows enjoying a westerly aspect and both having the added benefit of large built in wardrobes. The bathroom is fitted with a three piece suite to include WC, a wash hand basin and panelled bath with shower unit over.

A garage is conveyed with the apartment as well as multiple visitor parking spaces and on road resident's permit parking if needed.



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:** Share of Freehold

**LOCAL AUTHORITY:** Poole

**SERVICE CHARGE:** £1632 per annum

## AT A GLANCE

- Two double bedrooms
- Second floor
- Double aspect lounge
- Double glazing
- Gas fired central heating
- Garage
- Walking distance to Westbourne