



## RIVERSIDE COURT, SURREY ROAD, BOURNEMOUTH, BH4

### **£239,950 SHARE OF FREEHOLD**

A bright two bedroom first floor apartment situated backing directly on to the Bournemouth Gardens which run from Coy Pond to the town centre and beach. The popular shops, bars and restaurants of Westbourne are a short walk away. The property is a good size and offers versatile living with lot of potential. Offered with vacant possession.

Purpose built | First floor | Two double bedroom | Lounge diner | Fitted kitchen | One bathroom | 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 food hall.

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





## DESCRIPTION

The apartment is situated on the first floor which is accessed via a flight of stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

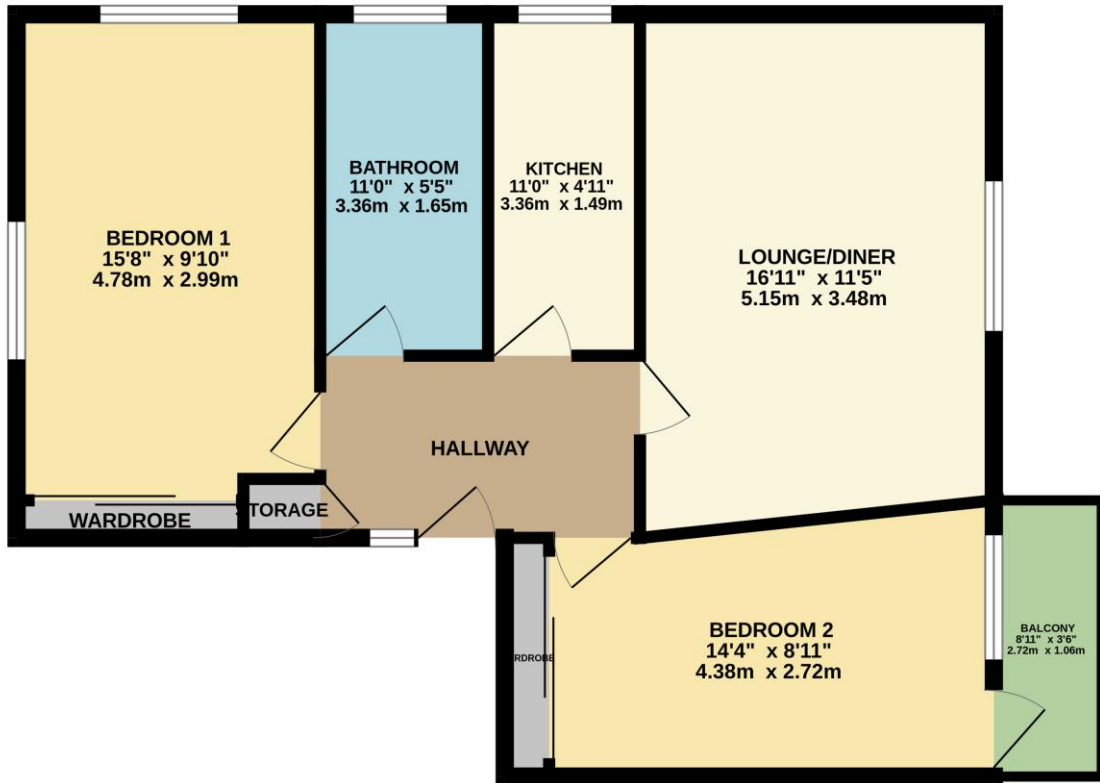
There is a good size lounge which has ample room for dining table and views over the front communal gardens. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms with the master bedroom enjoying dual aspect windows towards the rear of the property overlooking the Bournemouth Gardens. Bedroom two is situated to the front aspect and has access onto the sunny south facing balcony and benefits from a range of fitted wardrobes.

A garage is conveyed the property.

There is direct access into the Bournemouth Gardens via a lockable gate within communal grounds.

FIRST FLOOR  
654 sq.ft. (60.8 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 : 654 sq.ft. (60.8 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 prospective purchaser. The services, systems and appliances shown have as to their operability or efficiency can be given. Made with Metropix ©2023

**COUNCIL TAX BAND: B**

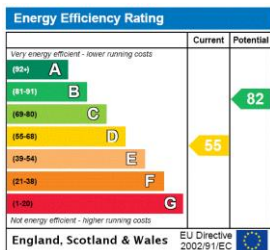
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1585 per annum

**AT A GLANCE**

- Purpose built
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