



## Crusader Court, Bournemouth, Dorset, BH4

£260,000 *Share of Freehold*

2  1  1 

An immaculately presented two double bedroom first floor flat situated just a short walk away from Westbourne. Offering bright and spacious accommodation throughout with a large south facing balcony alongside secure underground parking.

### KEY FEATURES

- First floor
- Two generous double bedrooms with fitted wardrobes
- Contemporary kitchen
- Large lounge
- South facing balcony
- Secure underground parking
- Good storage
- Beautiful communal gardens



Westbourne

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## DESCRIPTION

Nestled on the first floor and beautifully presented throughout, this impressive two-bedroom flat offers an exceptional standard of modern living in the heart of Westbourne. The spacious layout boasts approximately 778 sqft, providing ample room for both relaxation and entertaining.

Step inside to discover two generous double bedrooms, each complete with fitted wardrobes for excellent storage. The contemporary kitchen is thoughtfully designed to blend style with functionality, perfectly suited to culinary enthusiasts. The large lounge features an abundance of natural light and opens seamlessly onto a south-facing balcony—a wonderful spot to unwind and enjoy views of the surrounding greenery.

Residents benefit from secure underground parking, a valuable asset

in this sought-after area. Additional good storage solutions are found throughout, while the flat's well-kept communal gardens create a serene and welcoming environment.

The location could hardly be more convenient. Just a short stroll brings you to Westbourne's vibrant selection of independent shops, coffee houses, and eateries. Excellent transport links mean Bournemouth town centre and the stunning beaches are within easy reach, offering great connectivity for commuters and leisure-seekers alike. Situated adjacent to the picturesque Bournemouth Gardens, the area is perfect for outdoor enthusiasts, with scenic walks and tranquil spaces on your doorstep.

This superb flat, presented in excellent condition, combines modern comforts, secure living, and a highly desirable location.

The service charge is currently at a higher level to cover the cost of a new roof.







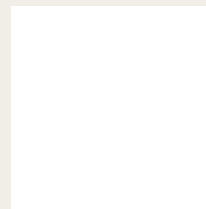
## LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN260044>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 957 years

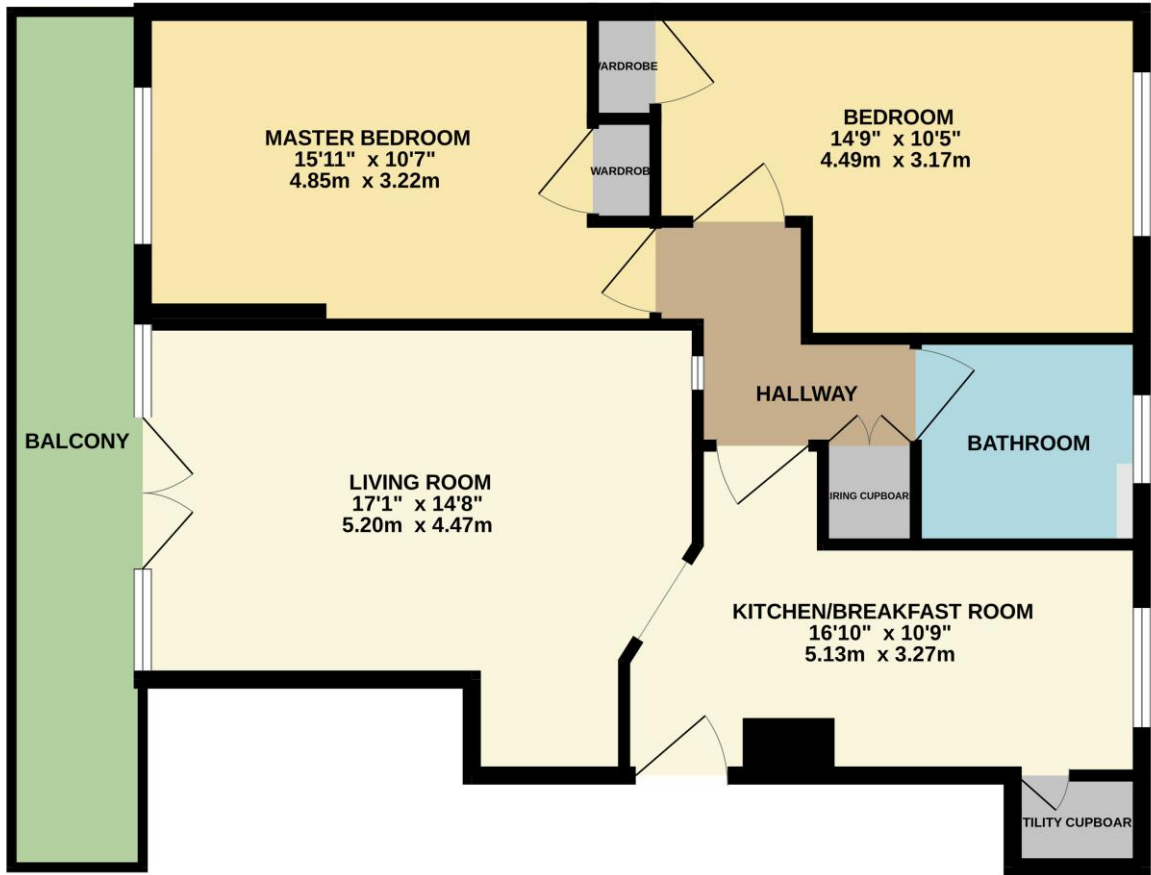
**Service Charge:** £4400 per annum (set a higher than normal level to cover cost of new roof)

**Council Tax Band:** C

**EPC rating:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	82 B
39-54	E		
21-38	F		
1-20	G		

778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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 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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