

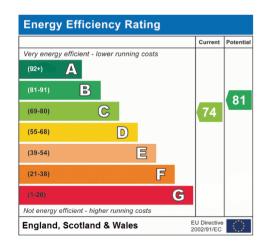
residential sales

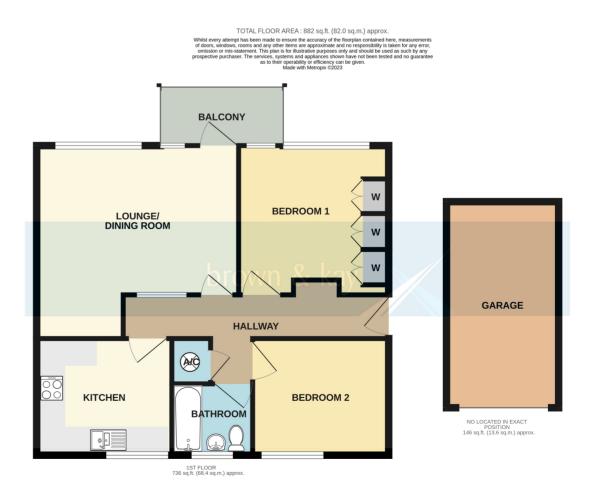
lettings

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# Flat 4, Studland Court 29 Marlborough Road, WESTBOURNE BH4 8DF

£280,000

#### **The Property**

We are delighted to market this well presented two double bedroom apartment located on the ever popular Golden Grid of Westbourne. The home is offered with no forward chain and enjoys a first floor position within this small development of apartments. In brief, the home benefits from a 16' lounge/dining room with access to the balcony, fitted kitchen, two bedrooms and family bathroom. Furthermore, there is the added benefit of cavity wall insulation, well tended grounds, a garage and a share of the freehold making this an ideal holiday home, buy to let or main home alike!

Studland Court occupies a fantastic position on the sought after Golden Grid ideally located within a level walking distance of the bustling village of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. In the opposite direction, leafy Chine walks meander directly to golden sandy beaches with miles upon miles of promenade which stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

#### **COMMUNAL ENTRANCE**

Secure entry system with stairs to the first floor, please note, there is no lift.

#### **ENTRANCE HALL**

Storage cupboard and airing cupboard which houses the hot, pressurised water cylinder.

## LOUNGE/DINING ROOM

16' 7" x 11' 10" (5.05m x 3.61m) which increases to 15'9 in the dining area. Front aspect UPVC double glazed window, UPVC double glazed door to the balcony, feature electric fire, wall mounted electric heater, night storage heater.

## BALCONY

Overlooking the communal grounds.

#### **KITCHEN**

10' 8" x 9' 1" (3.25m x 2.77m) Fitted with a range of wall and base units with work surfaces over, space and plumbing for washing machine, fridge/freezer to remain, built-in electric hob and oven with extractor hood over, night storage heater, UPVC double glazed window to the rear aspect.

#### **BEDROOM ONE**

11' 10"  $\times$  9' 11" up to built-in wardrobes (3.61m  $\times$  3.02m) Front aspect UPVC double glazed window, electric heater, built-in wardrobes.

#### **BEDROOM TWO**

10' 9" x 9' 3" (3.28m x 2.82m) Rear aspect UPVC double glazed window, electric heater.

#### **BATHROOM**

Rear aspect UPVC double glazed frosted window, suite comprising panelled bath with shower over, wash hand basin and low level w.c. Heated chrome towel rail, fitted wall mirror, razor socket and electric wall heater.

#### **COMMUNAL GROUNDS**

Studland Court sits in well tended grounds with large area of lawn and planting.

#### **GARAGE**

In a block within the grounds.

### **TENURE - SHARE OF FREEHOLD**

Length of Lease - Approximately 900 plus years remaining

Maintenance - £150 per month approximately

COUNCIL TAX - BAND C