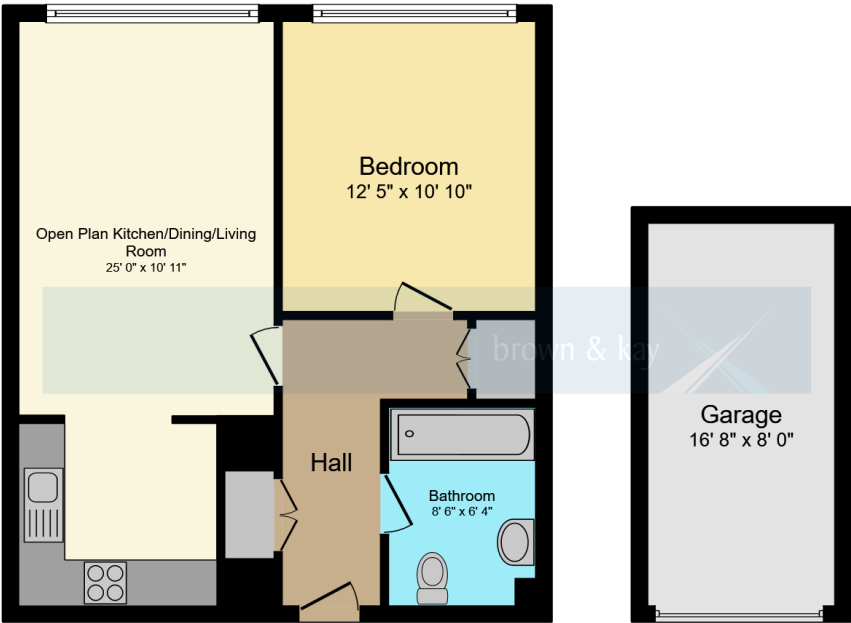




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	62	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Second Floor
Floor area 552 sq.ft.

Garage
Floor area 131 sq.ft.

Total floor area: 683 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292





£189,950

Occupying a top floor position, this beautifully presented one bedroom apartment enjoys a desirable southerly aspect and a bright, airy feel throughout. A generous living/dining room features a large front facing window and feature flooring, which continues seamlessly into the well appointed kitchen which has been thoughtfully designed with Bistro-style tiling and ample storage to include pan drawers and slide out storage, creating a stylish yet practical space for everyday living. The double bedroom is equally impressive again with feature flooring and wall panelling, whilst the modern bathroom has also been finished to a lovely standard. Tastefully decorated throughout and a credit to the current owners, this property is move-in ready and further benefits from the rare advantage of a garage, providing additional storage or secure parking. This is an ideal opportunity for first-time buyers, downsizers, or investors seeking a contemporary home in an excellent location.

Monkton Court is situated in a highly sought after position ideally located to take advantage of all the area has to offer. Nearby you can enjoy walks through the Gardens which lead directly to the bustling town of Bournemouth and in the opposite direction you will find Coy Pond with its pretty duck pond and wildlife. For a more laid back vibe, Westbourne is also within comfortable reach and is renowned for its coffee bar scene, boutique shops and mix of restaurants together with the usual high street names such as Marks and Spencer food hall. For beach lovers, there are miles upon miles of golden sandy shores with promenade stretching from the famous Sandbank one way to Bournemouth and beyond in the other, the area is also well served with bus services and train links to London Waterloo.