

Central Park, Bournemouth, BH2



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# What it's got.

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Set in the popular Central Park development in the heart of BH2, this first-floor apartment is just a short walk from the town centre and Bournemouth's award-winning beaches. Well presented throughout, it's an ideal choice for a home, a holiday base, or investment.

The apartment offers two good-sized double bedrooms, including a main bedroom with built-in wardrobes, along with a modern bathroom and a bright open-plan living space. The kitchen is sleek and well-equipped, with quartz work tops, integrated appliances and plenty of storage. Step outside to a private, south-facing balcony, perfect for enjoying the sun or a morning coffee. The property also benefits from secure allocated parking and a bonus under ground storage locker!

Being offered with no forward chain, this immaculate apartment is a must see in a prime location with access to the gardens.







## What the owner says.

“I purchased the property off plan as a bolt hole away from work in London, the area is quiet and backing onto the gardens is lovely. The lounge feels like you are sitting in the trees. It’s an easy walk to Westbourne or Bournemouth shops, plus a short walk / cycle to the seafront. The flat has the luxury of ground floor storage for my bicycles / SUP which is adjacent to rear door with direct access to the gardens via security code lock.”

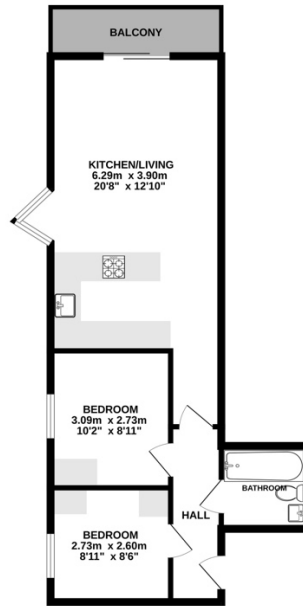


## Where it is.

Conveniently located close to the charming area of Westbourne, Bournemouth town centre, and the beach, this property provides easy access to local amenities and transport links, including the nearby train station ideal for commuters. You can walk directly down to Bournemouth pleasure gardens where you walk into the centre and in turn the award winning beaches.



FIRST FLOOR  
51.8 sq.m. (558 sq.ft.) approx.



TOTAL FLOOR AREA: 51.8 sq.m. (558 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown here are not intended to be guaranteed as to their quality or efficiency can be given.  
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## Technical bits.

- Two double bedrooms
- Sunny Balcony
- Allocated parking space
- Council Tax Band - D
- Ground Rent - £250
- Modern throughout
- Central location
- EPC - B
- Service Charge - £2456 PA
- Leasehold – 112 Years left

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.