



**11 Sandbourne Court, West Overcliff Drive, Bournemouth, Dorset, BH4 8AB**

A spacious, two/three bedroom, ground floor apartment overlooking beautiful courtyard gardens and 700 yards walk to the beach.



**Entrance Hall**

## The Property

**Cloakroom**

**Sitting/Dining Room**

**Kitchen**

**Two Double Bedrooms both with en suites**

**Study/ Small 3<sup>rd</sup> Bedroom**

**Underground parking**

**Patio Garden**

**150 year Lease (from 2002)**

**No Ground Rent**

**55+ Age Covenant.**

11 Sandbourne Court is a very spacious two/ three bedroom ground floor apartment. Most of the rooms lead off from the central hallway which has a built-in cupboard and cloakroom, with WC and basin. A water softener can be found in the airing cupboard in the hallway.

The sitting room is very bright, airy and spacious with three sets of floor to ceiling windows and French doors leading out to the patio garden with remote controlled patio awning. There is a room leading from the sitting room which is currently in use as a study/computer room equipped with a light oak wooden desk, built-in filing cabinets, cupboards and shelving by Neville Johnson, bespoke furniture manufacturers. Alternatively, it could serve as a small third bedroom.

The fitted kitchen has a range of floor and wall units with a breakfast bar, a built-in Bosch oven and microwave, an induction Neff hob, an extractor/cooker hood, an integrated dishwasher, washing machine and fridge/freezer. There is also a water purifying unit in the kitchen and waste disposal unit.

The two double bedrooms each have large windows and fitted wardrobes. Bedroom one has double aspect windows and an en suite bathroom/shower room whilst Bedroom 2 has an

en suite shower room. The property has underfloor remote-control heating and double glazing throughout. There is an underground parking space plus a parking place adjacent to the property.

**Guide Price: £ 495,000 (Leasehold)**

## Directions to Sandbourne Court

From Ringwood on the A31 take the A338 south to Bournemouth and continue along Wessex Way (dual carriageway) towards the town centre and after the third roundabout and at the County Gates Gyration, take the first exit. Follow the one-way system into Poole Road heading east and turn right into Grosvenor Road. Continue to the T junction with West Overcliff Road and turn left and then right into West Overcliff Drive. Pass McKinley Road on your left and the entrance to Sandbourne Court will be found next left.

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Manager on 01202 761 582 / 07384 112 160 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Area



Kitchen



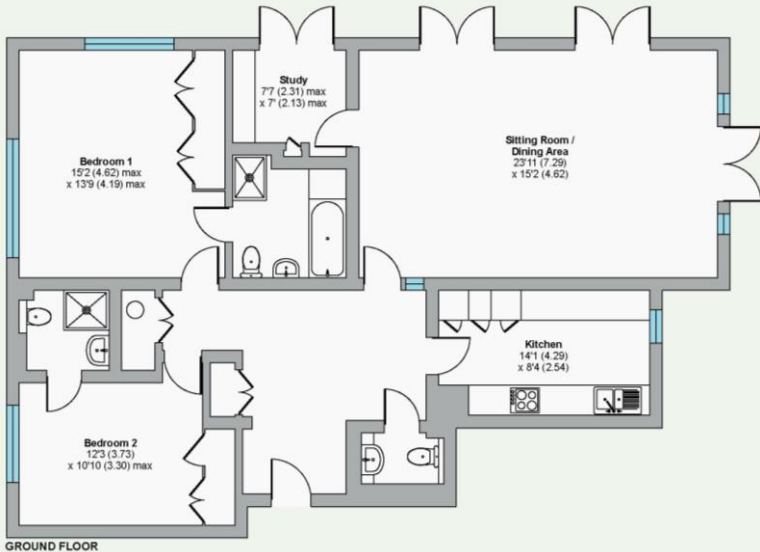
Bedroom 1



Bedroom 2



En-Suite Bathroom



Patio Garden

**Approximate Gross Internals: 119.6m<sup>2</sup> / 1288 ft<sup>2</sup>**

**Service Charge: £9696 pa**

**Energy Performance Rating: C**

**Council Tax Band: G**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

## Sandbourne Court

Quirky Sandbourne Court, with its distinctive turret, is in mature wooded grounds in the desirable conservation area of Alum Chine. The light and airy south-facing apartments have balconies and roof terraces, lifts and secure underground parking.

The sea front and tropical gardens are only a short walk away from the estate, as are the shops and amenities of Westbourne Village. Bournemouth is only a few minutes further along, and with its miles of sandy beaches, mild climate and some of the driest and warmest weather in England has always been regarded as an ideal place to retire. It offers a number of shops, restaurants, beautiful parks, sports clubs, museums, theatres and a concert hall with an internationally-renowned orchestra, and its station and international airport are nearby. The beautiful New Forest National Park lies only a few miles to the east, Poole is a short drive away and trips to both Salisbury and Southampton take less than one hour.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

## Services and Amenities at a Glance



16 PROPERTIES BUILT  
2003



RESIDENT  
ESTATE  
MANAGER



GARDENER



GUEST  
SUITE



MINIBUS  
SERVICE



View of the gardens/grounds at Sandbourne Court



Bournemouth Sea Front & Pier



Bournemouth Shopping



Alum Chine Tropical Gardens

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PROPERTY

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