



Estate Agents



Auctioneers

# West Close Court, Verwood Crescent, Hengistbury Head, Bournemouth, BH6 4JE

**Guide Price £265,000 – Share of Freehold**

**Ground Floor Flat | Hallway | Two Double Bedrooms | Modern Kitchen Suite | Three Piece Bathroom Suite | Living Room  
Communal Gardens | Garage | Share Of Freehold | No Onward Chain | Within Easy Reach Of Hengistbury Head Beach  
Ideal First Time Purchase | Viewing Advised**

A charming two-bedroom ground floor apartment set within an elegant, converted mansion house situated within attractive communal grounds with mature trees, this well-presented property offers a peaceful and picturesque setting while benefiting from a share of the freehold and a garage in a block. Ideally located within walking distance of both Hengistbury Head with its miles of sandy beaches and the picturesque walks along The River Stour, the towns of Southbourne and Christchurch are approx. 1 mile with their array of local shops, bars and restaurants.

Accessed via a communal entrance at the rear of the building, the apartment opens into a welcoming internal hallway with a useful storage cupboard and doors leading to all rooms. The spacious 13'11 reception room is bright and airy, featuring sliding patio doors that open onto the communal gardens and provide lovely views across the grounds. The modern kitchen is fitted with a range of stylish units and contrasting work surfaces, along with a built-in oven and hob, dishwasher and space for a freestanding fridge/freezer. A window above the sink allows for pleasant views while preparing meals. The property offers two well-proportioned bedrooms, including a generous 12-foot double bedroom with a front-facing window and ample space for wardrobes. The bathroom is fitted with a bath and wall-mounted shower, WC and wash basin.

Externally, residents can enjoy the well-maintained communal grounds, featuring a large lawn area and mature trees that create a tranquil environment. Further benefits include a garage in a nearby block and additional parking available on a first-come, first-served basis.

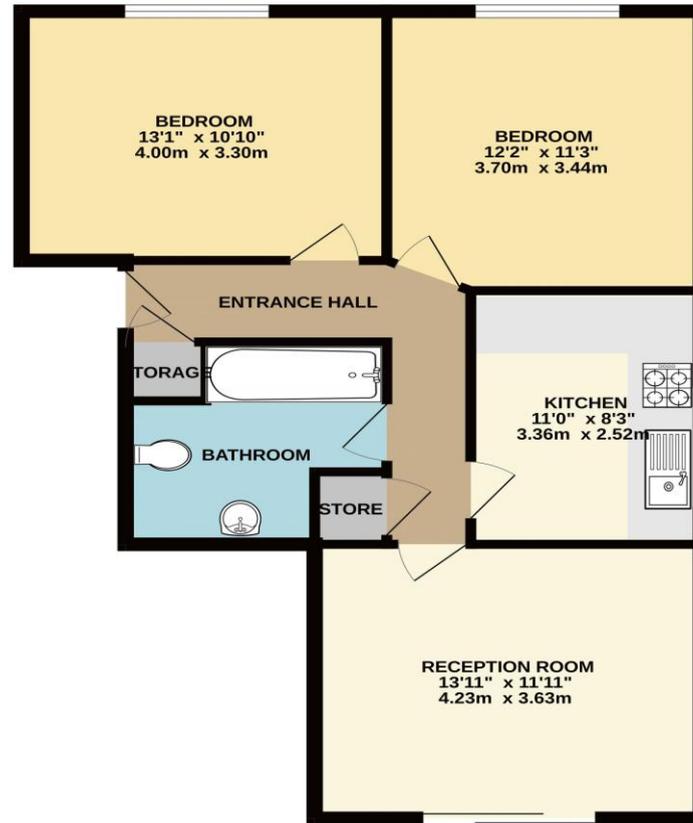
Early viewing is highly recommended to fully appreciate the setting and accommodation on offer.

Tenure: Share Of Freehold  
Service Charge: £1,846.70 per annum  
EPC Rating: to be confirmed  
Council Tax Banding: C





GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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