

Garden Court, BH14



Katie  Fox
ESTATE AGENTS

01202 721999 katiefoxea.co.uk

What it's got.

Welcome to this immaculate two-bedroom, two-bathroom apartment located in a prime spot within walking distance to Coy Pond and Westbourne. This place is a real gem, boasting high-end new integrated appliances in the kitchen, including a dishwasher, fridge-freezer, washer dryer, combi microwave, soft close cupboards and plenty of storage throughout. The kitchen benefits from additional access out of the property making coming and going easy!

The open plan lounge/diner is the perfect spot for entertaining, with ample space for a dining room table and patio doors that lead out onto the sunny balcony.

The master bedroom features an en-suite with a shower, his and hers sinks and underfloor heating, as well as bespoke fitted wardrobes for all your storage needs. The second bedroom also a double, is a great size and benefits from a built-in storage cupboard. This lovely home benefits from a second family bathroom.

With approximately 892 Sq.ft of accommodation, this modern apartment has a sunny balcony overlooking the tranquil woodland, perfect for morning coffees. You also get a bonus external storage cupboard and garage included with the property and you have the added benefit of two parking spaces in front of your garage. Plus, there's communal garden access to Coy Pond for those serene outdoor moments. This property really does have it all, with lovely neighbours that personally care for the communal flower beds giving this home ultimate curb appeal.





What the owner says.

"My wife and I have loved living here for the past 4.5 years. We love the bright open space, style and feel to our home. This flat is perfectly located facing Bournemouth Central gardens which is midpoint between the coy pond and Bournemouth Town Centre. With easy walking distance to Westbourne for a coffee or a wonder and then to Bournemouth beach. We will miss the tranquil view looking onto the trees, birds and stream; as well as our dedicated neighbours who lovingly care for the front gardens all year round giving the building its namesake, Garden Court. We hope you enjoy your time here and make unforgettable memories like we have."

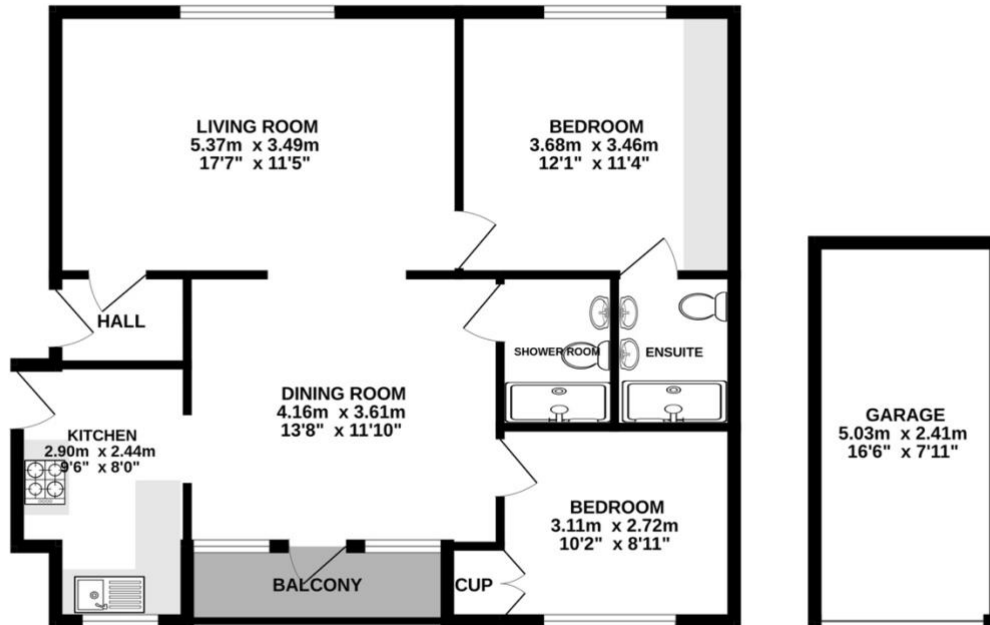


Where it is.

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. Coy Pond is a stunning area with a stream and duck pond and takes you directly down to Bournemouth pleasure gardens where you walk into the centre and in turn the award winning beaches.



ENTRY FLOOR
82.9 sq.m. (892 sq.ft.) approx.



Technical bits.

TOTAL FLOOR AREA : 82.9 sq.m. (892 sq.ft.) 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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- Immaculate two bed, two bathrooms apartment
- High and new integrated appliances
- Bonus garage included
- Service charge - £1154.76 PA
- Council tax band - C

- Prime location and within walking distance to Coy Pond & Westbourne
- External storage cupboard included
- Approx. 892 Sq. Ft
- Ground Rent – Peppercorn
- EPC - D

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