



Crusader Court 72 Surrey Rd  
Westbourne BH4 9HX

A spacious & immaculately presented two-  
bedroom raised ground floor flat just minutes from  
Westbourne Village  
Offers in Excess of £235,000

**ALBURY  
& HALL**



Albury and Hall are delighted to be offering this spacious and beautifully presented two-bedroom raised ground floor apartment set in a superb position close to all amenities with a motivated seller.

The development is situated in a great location being within easy reach of Westbourne Village with its array of cafes, bars and restaurants alongside independent traders and the usual High Street facilities including a Marks & Spencer's Food Hall. Opposite the apartments is an entrance to the Bournemouth Gardens which provide a delightful wooded walk through to either the beautiful Coy Pond or Bournemouth Town Centre with its shopping, leisure and entertainment facilities. The Blue Flag beaches can be easily reached via the town centre or through one of Westbourne's wooded chimes. There is a main bus route running along Surrey Road and an extensive public transport system running through Westbourne itself including National Express. There is easy access by road and rail to Southampton & London.

Entry phone system and carpeted communal hallways lead to a private lobby with storage/meter cupboard housing a new smart meter. The front door opens into the spacious lounge/dining room with wood effect flooring, two Rointe electric radiators which can be remotely controlled via an app, a good size airing cupboard with Ariston hot water system and south facing UPVC double glazed windows. A UPVC double sliding patio door leads onto the large SOUTH FACING SUN DECK which is perfect for table, chairs/loungers and pots. A door from the lounge leads into the modern fully fitted kitchen which was installed in 2019 and comprises a butlers sink with range of floor based cupboard and drawer units including carousel unit, ample work top surfaces, four ring ceramic hob with electric oven under, slimline dishwasher, larder cupboard, UPVC double glazed window with front aspect, space for fridge/freezer, and a ceramic tiled floor. Off the kitchen is the utility area with space and plumbing for washing machine plus electrics and light. The master bedroom is an impressive south facing spacious double room with walk in wardrobe, Rointe electric radiator and UPVC double glazed window. The guest bedroom is also a large double room with again walk in wardrobe, Rointe electric radiator and UPVC double glazed window with front aspect. Both bedrooms have new fitted carpets and underlay. Finally, the shower room has a tiled floor and part tiled walls with a three piece suite comprising pedestal wash hand basin with mirrored cupboard over, button flush WC, Dimplex towel heater, a large walk in shower and UPVC double glazed frosted window.

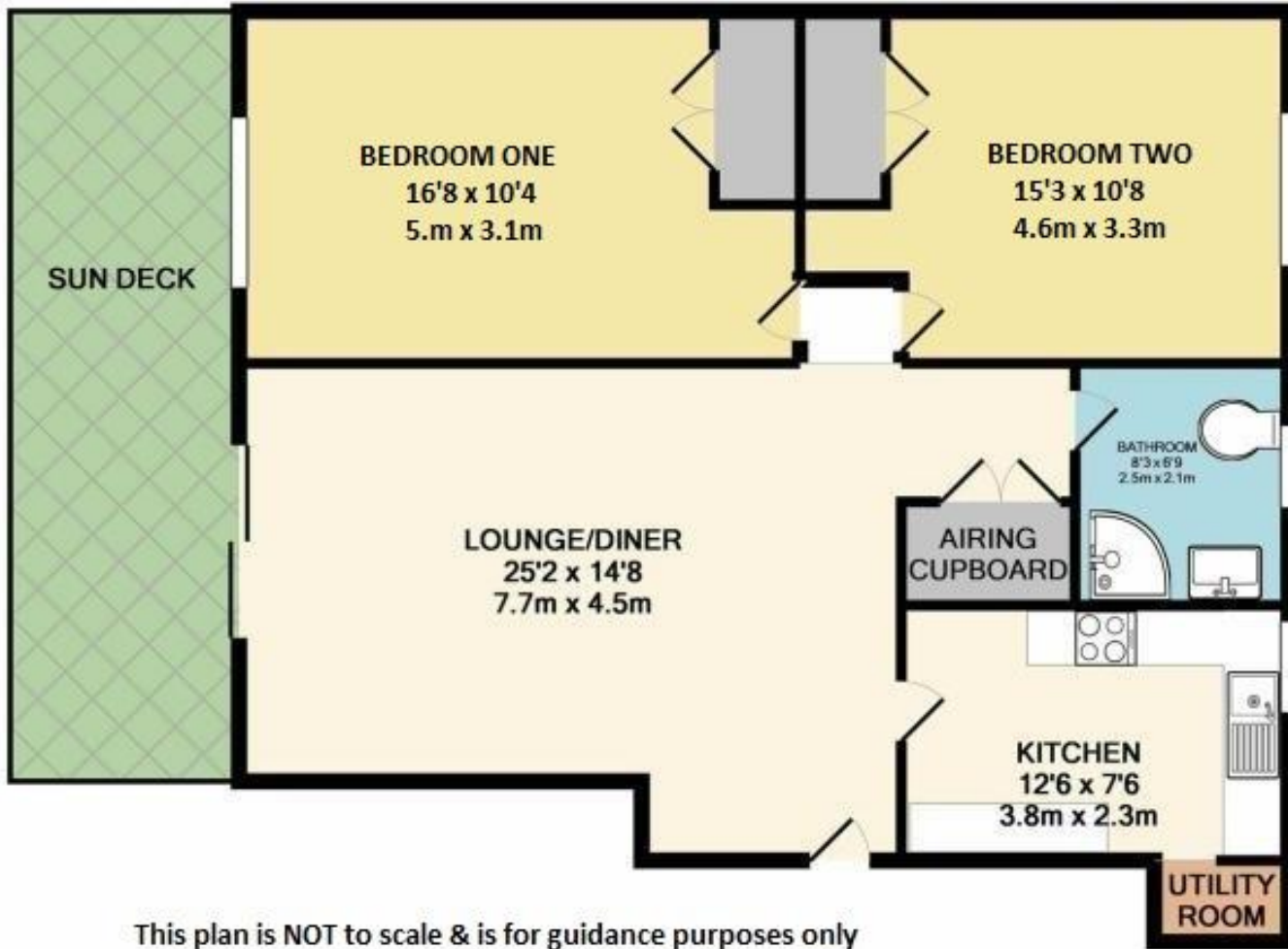
Outside there is a secure underground garage having a remote-controlled door with allocated parking space and private storage locker. There are external parking spaces for visitors. The communal gardens are delightfully kept with a dedicated drying area for clothes to the rear.

Tenure: 999-year lease from 1984 with a share in the freehold

Maintenance: £145.00 per month which includes general repairs, buildings insurance, water rates, communal electric, gardening, cleaning of the communal areas and external window cleaning.

Please note letting & pets are NOT permitted at this development.

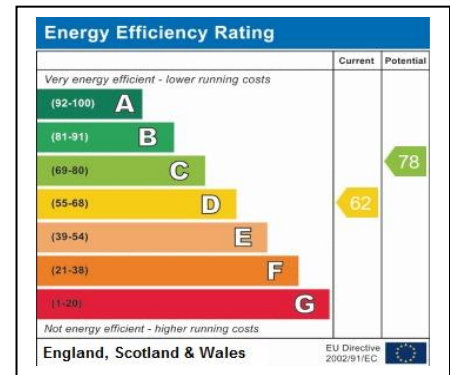




This plan is NOT to scale & is for guidance purposes only

COUNCIL TAX: BAND C

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PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

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