



ROSLIN ROAD, BOURNEMOUTH, BH3

£160,000 LEASEHOLD

An exceptionally well presented one bedroom first floor apartment situated within a convenient position close to local shops and amenities. The property has a blend of character and modern features with a spacious open plan kitchen living room with a bright bay window.

Character conversion | One Bedroom | First Floor | Modern Fittings | En Suite Bathroom | No Chain | Off Road Parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

Talbot Woods is considered to be the most prestigious location within the Bournemouth area with the majority of the properties lying in wide, tree lined roads. Talbot Woods is approximately one mile from the excellent range of leisure and shopping facilities at Bournemouth Town Centre and the award winning, safe sandy beaches.

Westbourne Village is also just a mile away offering a variety of independently owned shops, bars and restaurants. Local facilities within Talbot Woods include the sought after Talbot Heath School, the West Hants Tennis and Leisure Club and just a mile away is the 'The Club' at Meyrick Park offering an 18 hole golf course, gym and swimming pool amongst other facilities. The area is valued by the local community because it has established a cohesive community spirit within what is a clearly defined and contained residential community. Its identity is inextricably linked with 'quality' in relation to the detached well designed houses set in well planted, mature gardens of significant sizes;

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

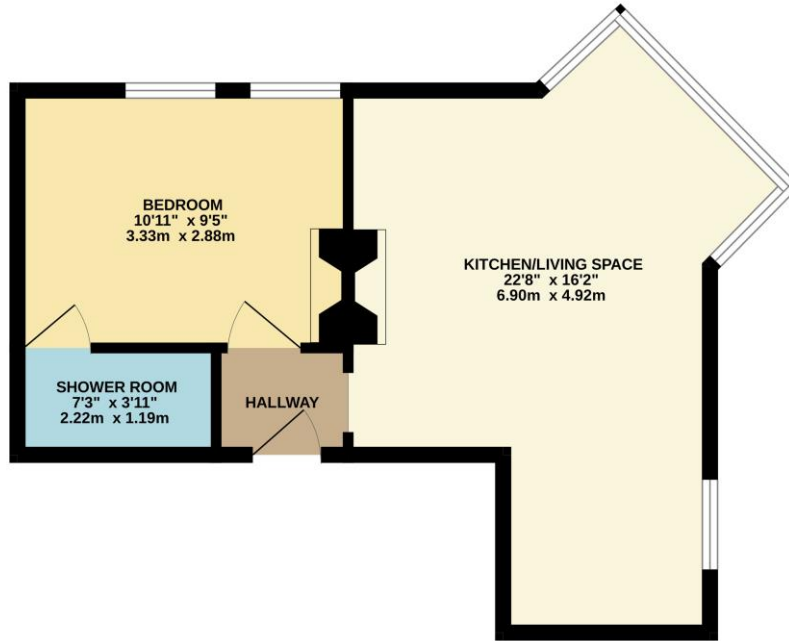
The property is accessed via a secure communal entrance where stairs lead to the first floor and the entrance to the apartment itself. There is an entrance hall with doors to principal rooms.

The open plan kitchen living room is a particular feature of the apartment benefitting from a large bay window and character features throughout. The contemporary kitchen is fitted with a range of base and eye level kitchen units with room for free standing appliances.

The bedroom is a generous double room with ample space for wardrobes and drawers as required. There is a modern en suite bathroom comprising bath/shower, WC and wash hand basin.

An allocated off road parking space is conveyed with the property.

FIRST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 394 sq.ft. (36.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximations 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: A

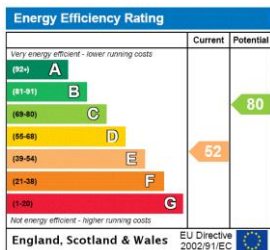
TENURE: Leasehold 114 years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1900 per annum

AT A GLANCE

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- One Bedroom
- First Floor
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