



**FLAT 10, POOLE HILL MEWS, UPPER NORWICH ROAD, BOURNEMOUTH, BH2**

**£190,000 SHARE OF FREEHOLD**

An incredibly spacious two double bedroom maisonette situated just a short walk away from the leisure and shopping facilities at Bournemouth town centre. The property benefits from well presented modern accommodation throughout and is offered with vacant possession.

Maisonette | Two double bedrooms | Lounge diner | Kitchen breakfast room | Modern bathroom | Town centre location | Vacant possession

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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 apartment is situated on the second floor which is accessed via stairs through well presented communal hallways. A private front door leads into the entrance hall which offers plenty of storage space.

The lounge is a particular feature of the property, having ample room for dining table and benefiting from two large windows, which overlook the local church. The kitchen is fitted with a range of base & eye level work units with space and plumbing for domestic appliances and room for a breakfast table.

There are two double bedrooms, one on the same floor as the living space which benefits from a range of fitted wardrobes and large windows, enjoying the view of the church with trees in the distance. The second bedroom is on the upper floor which is another generous room with space for freestanding furniture. The family bathroom is fully tiled and comprises of a suite to include WC, wash hand basin and panelled shower bath with glass screen and wall mounted shower.



**SECOND FLOOR**

**THIRD FLOOR**

*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*

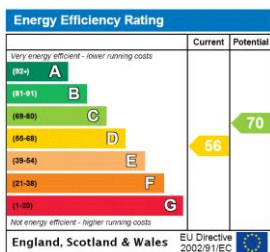
**COUNCIL TAX BAND:** B

**TENURE:** Share of freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2058 per annum

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**AT A GLANCE**

- Maisonette
- Two double bedrooms
- Lounge diner
- Kitchen breakfast room
- Modern bathroom
- Town centre location
- Vacant possession