



STATUM, WOOTTON MOUNT, BOURNEMOUTH, BH1

£200,000 LEASEHOLD

A contemporary one bedroom first floor town centre apartment located just minutes away from the local shops and restaurants. The apartment is incredibly bright with modern fittings throughout and enjoys incredible views over Bournemouth town centre. There is also off road resident parking. Holiday letting allowed.

Purpose built | First floor | One double bedroom | Lounge diner | Sunny balcony with views | Contemporary kitchen & bathroom | Resident parking | Holiday letting allowed

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

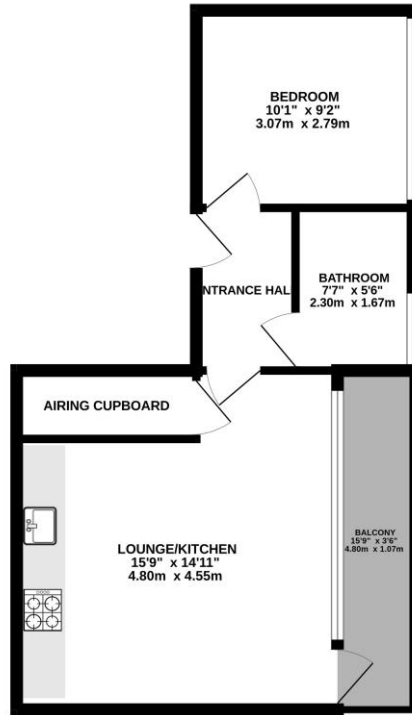
The property is situated on the first floor, which can be accessed via lift or stairs through well presented communal hallways. A private front door leads into the entrance away where there is access to principal rooms.

The lounge diner is a particular feature of the property, being a good size and a very bright room with access onto the balcony via a patio door, there are also wall to wall windows. The kitchen is open plan to the lounge and is fitted with a range of base & eye level work units with integrated appliances.

There is a bright double bedroom with floor to ceiling, wall-to-wall windows and built in wardrobes. The contemporary bathroom is stylishly tiled and comprises of a suite to include wc, wash hand basin inset into a vanity unit and panel bath with shower above and glass screen.

There is on site resident parking.

FIRST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 404 sq.ft. (37.5 sq.m.) approx.

While 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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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

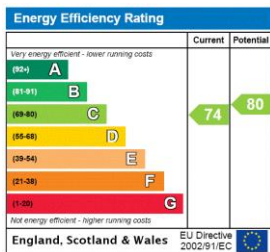
TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1315 per annum

AT A GLANCE

- Purpose built
- First floor
- One double bedroom
- Lounge diner
- Sunny balcony with views
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