



MIDLAND HEIGHTS, NORWICH AVENUE WEST, BOURNEMOUTH, DORSET, BH2

**£120,000 LEASEHOLD**

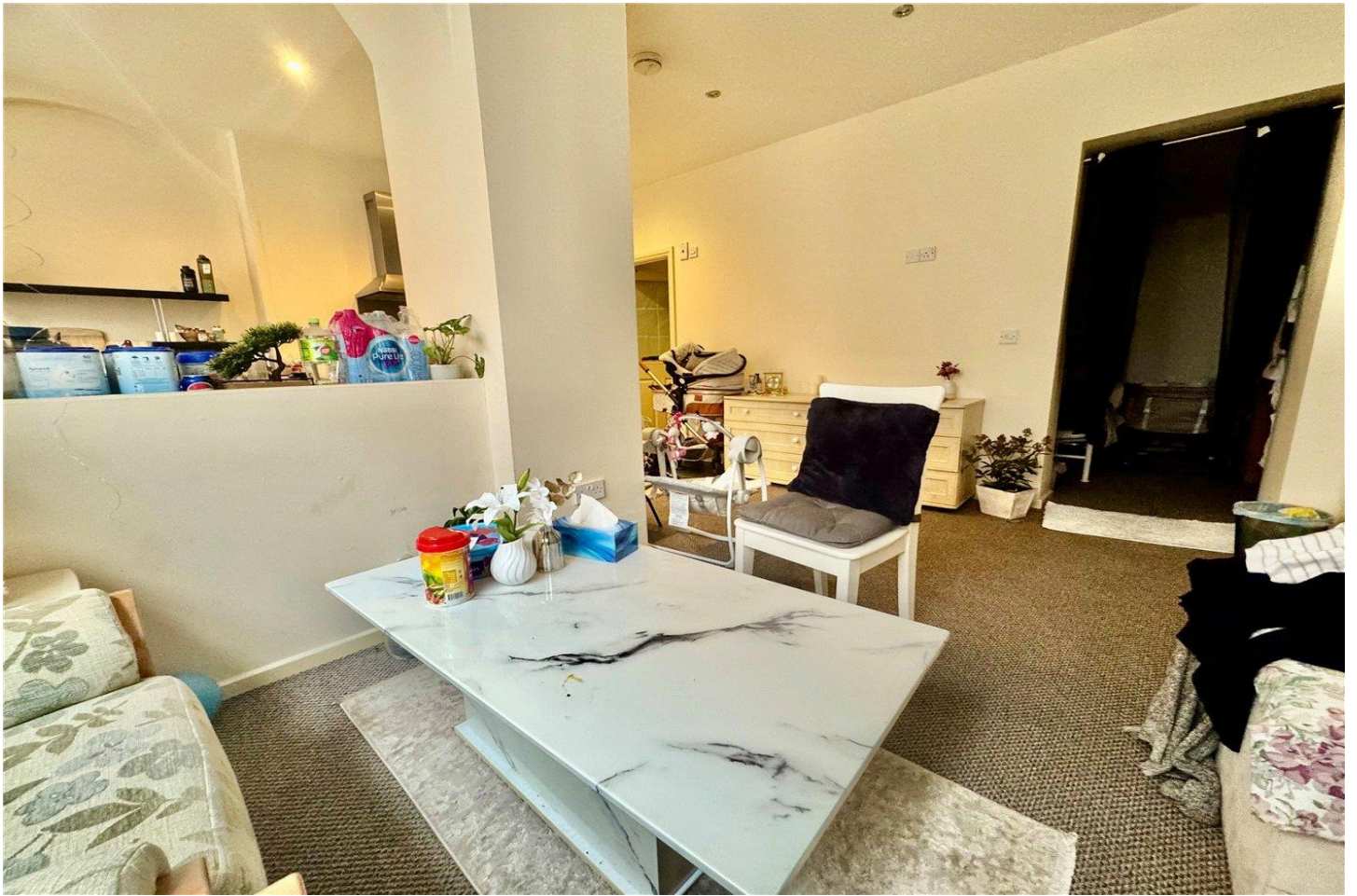
This ground floor apartment is perfectly situated close to the twin centres of both Westbourne and Bournemouth whilst also being near to the award winning beach. A private entrance leads into a well presented space with lounge, internal bedroom and modern kitchen and bathroom.

Ground floor | Private entrance | One bedroom (internal) | Lounge diner |  
Modern kitchen & bathroom | Close to town centre

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.





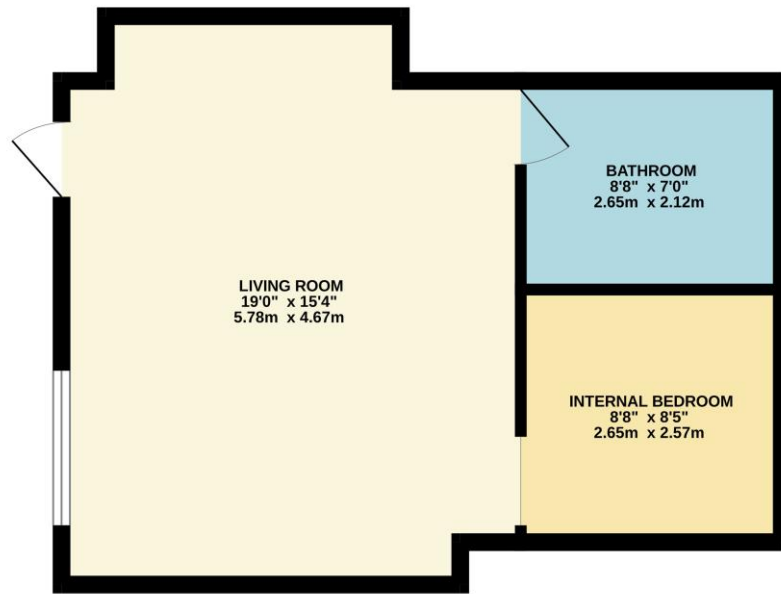
## DESCRIPTION

Step into your new home with this delightful ground floor flat in Bournemouth! This cosy property boasts a private entrance, one internal bedroom, a spacious lounge diner, a modern kitchen and bathroom - all perfectly positioned just a stone's throw away from the town centre.

Situated close to both Bournemouth and Westbourne town centres, you are never far from the buzz of city life. And for those days when you're craving some relaxation, the award-winning beach is just a short walk away, offering the perfect spot for a leisurely stroll or a day in the sun.

With good transport links nearby, this property is not only a great choice for first-time buyers looking for their own slice of paradise, but also for investors eyeing a fantastic opportunity.

GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA - 410 sq.ft. (38.1 sq.m.) 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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*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

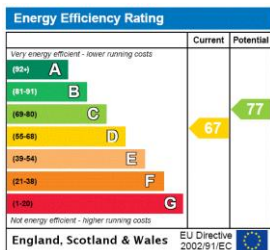
**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** Circa £2000 per annum

**AT A GLANCE**

- Ground floor
- Private entrance
- One bedroom (internal)
- Lounge diner
- Modern kitchen & bathroom
- Close to town centre



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