



BRISTOL & WEST HOUSE, POST OFFICE ROAD, BOURNEMOUTH, DORSET, BH1

£250,000 LEASEHOLD

This contemporary two bedroom apartment is situated in the heart of Bournemouth which boasts award winning beaches alongside a vibrant culture of shopping and eating out. The property is brilliantly presented with spacious open plan living with feature windows which make for a bright living space.

Town centre development | Two double bedrooms | Two modern bathrooms | Large lounge diner | Open plan contemporary kitchen | Close to the beach and shops

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

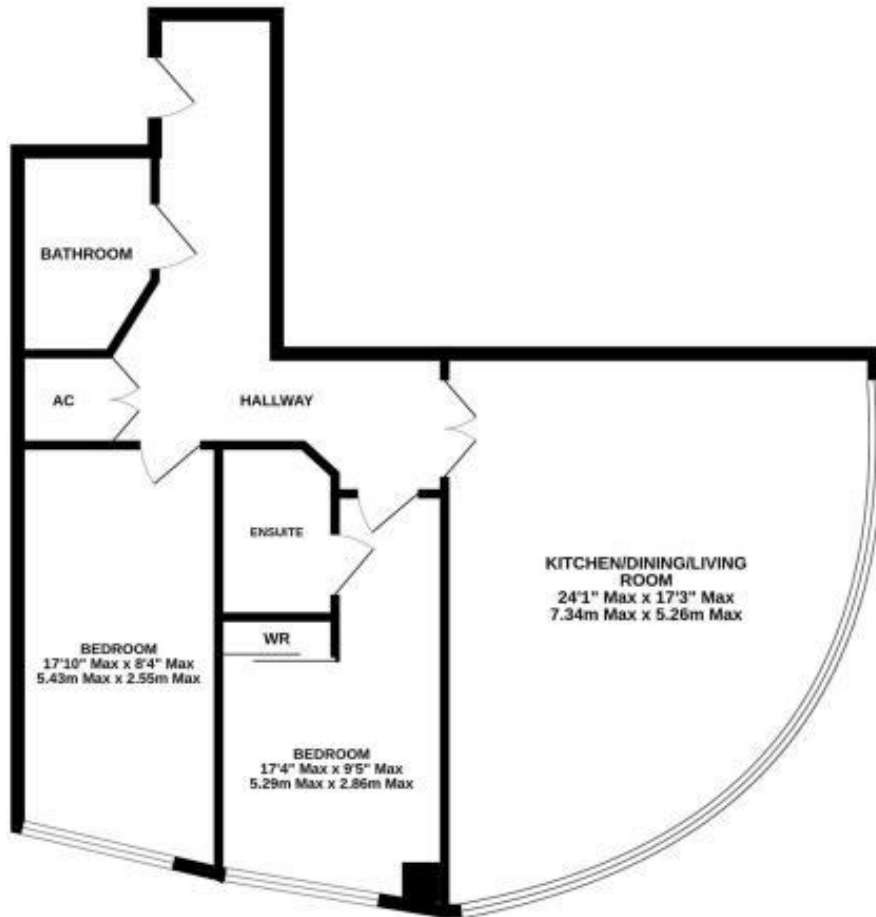
As you enter the development via a secure video intercom entrance you have a well-kept communal entrance hallway along with both stairs and a lift leading to all floors. The apartment can then be found on the second floor, where you enter via an internal lobby area, and then the entrance to the apartment can be found. You immediately arrive into a welcoming hallway with plenty of space for shoes and coats. There is also an ideal amount of storage with a large storage cupboard, which also houses the hot water tank. The hallway presents access to both bedrooms, a main bathroom, and then flows through double-opening doors to the open-plan kitchen/dining/living area.

The kitchen/dining/living area is the hub of this home and is a fantastic space for entertaining with friends and family. A particular feature of this space is the unique curved window providing a pleasant vista over the town centre and presenting ample amounts of natural light. This open-plan space has plenty of room for both large living & dining furniture. The kitchen area provides a modern range of base and eye-level kitchen units with work surface over and a feature breakfast bar. The kitchen has a range of integral high-end appliances to include a washing machine, dishwasher, electric oven, microwave, and an induction hob.

The two bedrooms are both generous in size and can accommodate double beds with plenty of space for further bedroom furniture, and the potential for either freestanding or fitted wardrobes. One of the bedrooms has the added benefit of a contemporary ensuite shower room and fitted wardrobes with sliding doors.

The ensuite is finished to a high standard with a suite comprising a WC, wash hand basin, and a large walk-in shower cubicle. The family bathroom is finished with a trendy suite comprising a WC, wash hand basin, a bath with a shower over, and a glass shower screen.

SECOND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



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: E

TENURE: Leasehold 141 years remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1400 p.a £350 ground rent

TOTAL FLOOR AREA: 882
Whilst every attempt has been made to ensure the accuracy of these particulars, we do not accept any liability for inaccuracies or omissions of any kind. This plan is for illustrative purposes only. The services, systems and appliances are those in place at the time of completion of the contract.

AT A GLANCE

- Town centre development
- Two double bedrooms
- Two modern bathrooms
- Large lounge diner
- Open plan contemporary kitchen
- Close to the beach and shops

