



POOLE ROAD, BOURNEMOUTH, BH4

£160,000 LEASEHOLD

An immaculately presented, bright and spacious one bedroom top floor apartment situated in the heart of Westbourne. Close by are a variety of popular shops, bars and restaurants and the award winning beach is just a 15 minute walk away.

Top floor | Character conversion | One double bedroom | Lounge and dining area | Modern kitchen & bathroom | Electric heating | Bright and spacious throughout | Central to Westbourne

Westbourne | 01202 767633 |

Winkworth



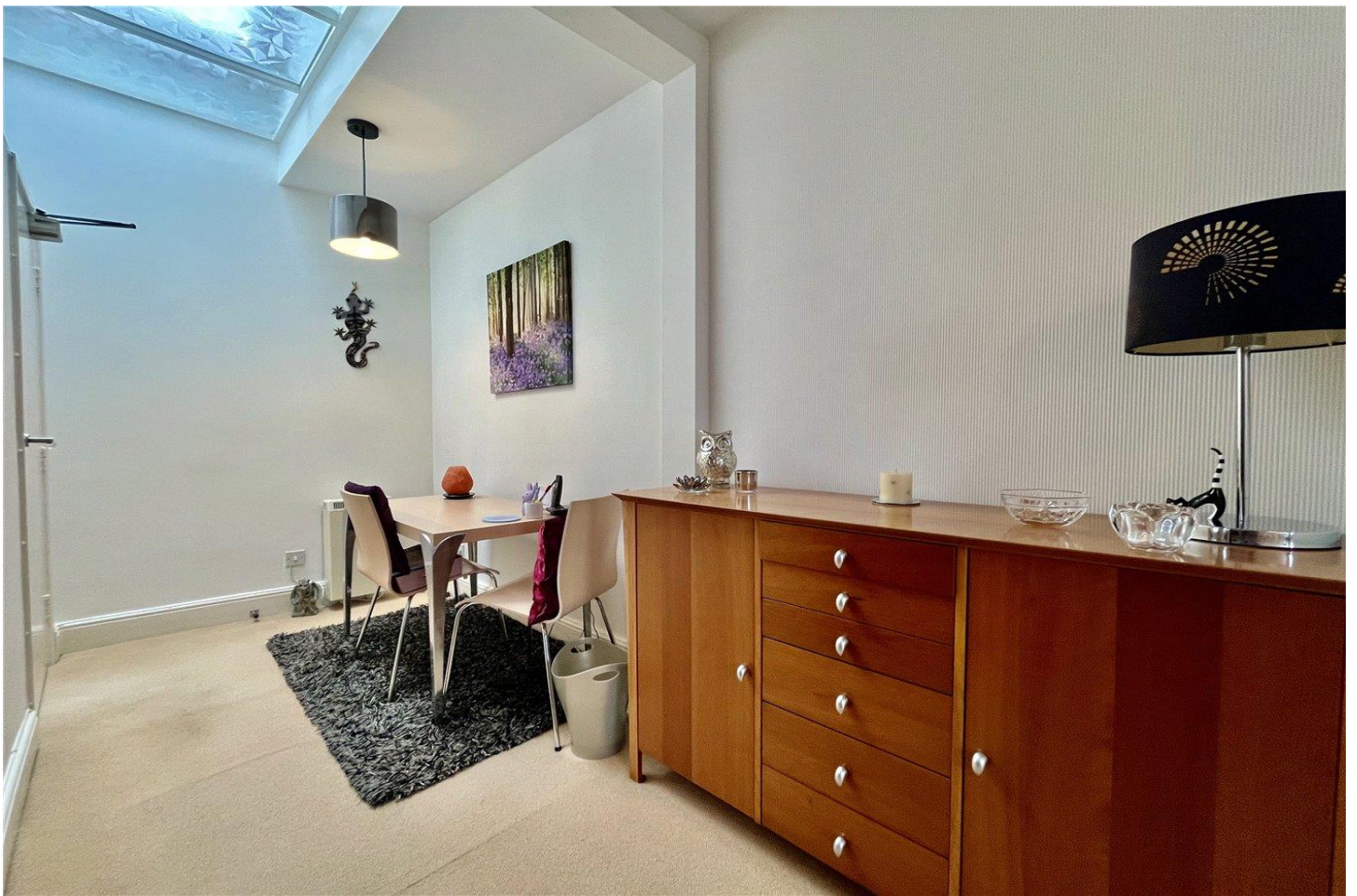
LOCATION

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 variety of shops, well known fashion brands 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, Branksome or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

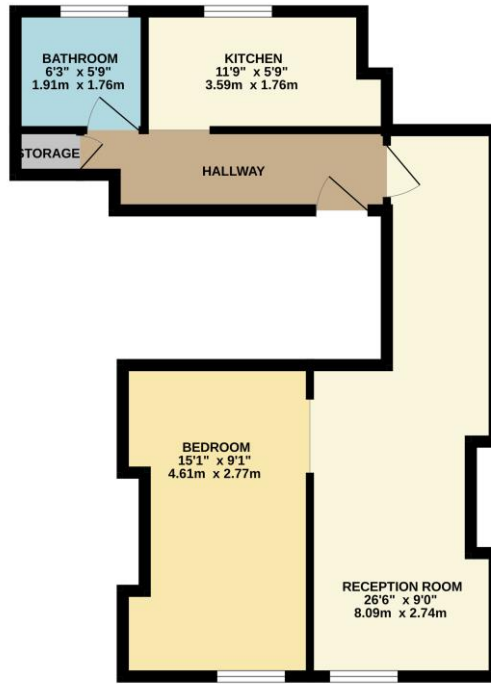
The apartment is situated on the top floor and is one of three flats above a commercial premise which are accessed via a communal entrance. A private front door leads into the entrance hall which houses the airing cupboard with immersion tank and doors to principal rooms.

There is a large bright lounge which benefits from a decorative fire place (suitable for an electric fire) and there is ample space for a dining table. The modern kitchen is fitted with the range of base and eye level work units plus space and plumbing for domestic appliances and there is also room for a breakfast table. The kitchen enjoys superb views across Westbourne.

The spacious bedroom is a good size double room with space for freestanding furniture. The bathroom is tiled and comprises of a suite to include WC, wash hand basin and panel bath with electric shower and screen.

Outside there is a small communal area for use by the three flats.

THIRD FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA - 483 sq.ft. (44.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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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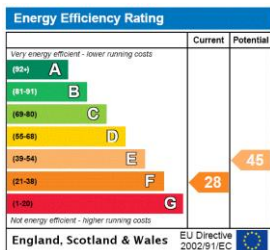
If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: A

TENURE: Leasehold 150 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £300 p.a to include building insurance, communal electric / cleaning. 25% of maintenance cost



AT A GLANCE

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- One double bedroom
- Lounge and dining area
- Modern kitchen & bathroom
- Electric heating
- Bright and spacious throughout
- Central to Westbourne

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