



ANCRUM LODGE, 54-56 WESTERN ROAD, POOLE, BH13

£235,000 SHARE OF FREEHOLD

A bright and spacious two double bedroom ground floor apartment situated just a short level walk away from the shops, bars and restaurants in Westbourne whilst also being very close to the award winning beaches in Branksome and Alum Chine.

Ground floor | Two generous double bedrooms | Lounge diner | Modern kitchen & bathroom | Direct access onto the communal gardens | Garage | Great location

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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.



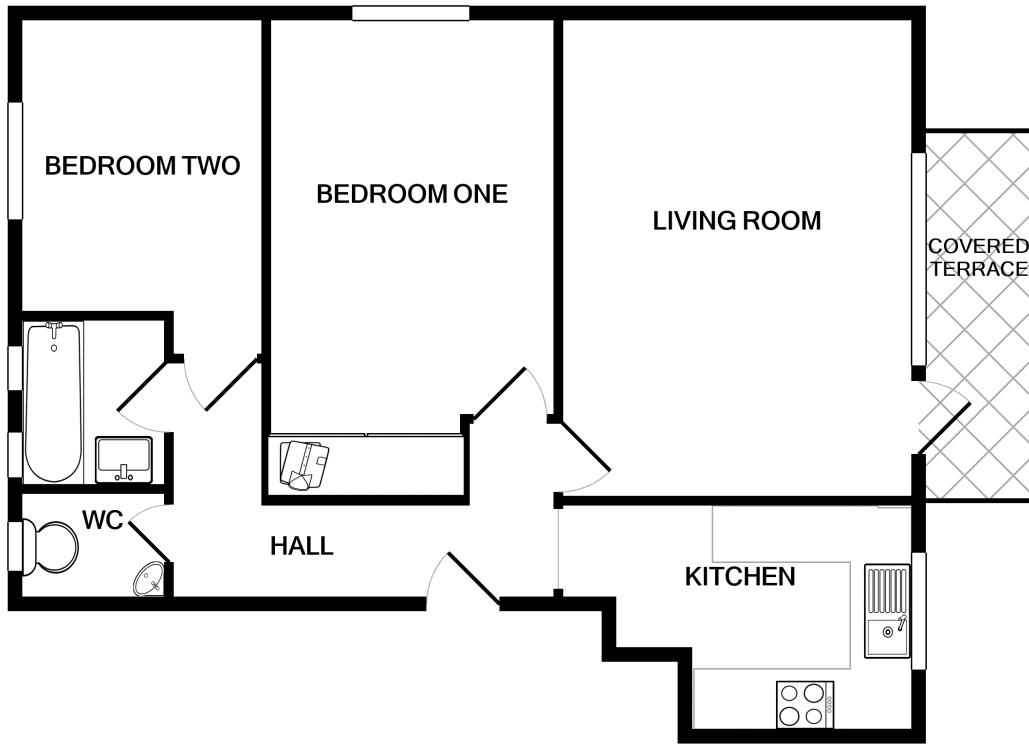
DESCRIPTION

The property is situated on the ground floor which is accessed via a communal entrance with well presented communal hallways. A private front door then leads into the entrance hall.

A particular feature of the property is the large lounge diner which has ample room for a dining table and enjoys views over and direct access onto the landscaped communal gardens. The modern kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two good size double bedrooms with the added benefit of a large fitted wardrobe to the master bedroom and ample room for further freestanding furniture. The family bathroom is tiled and comprises of a suite to include panel bath and wash hand basin. There is also a separate WC.

A garage is conveyed with the apartment.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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: C

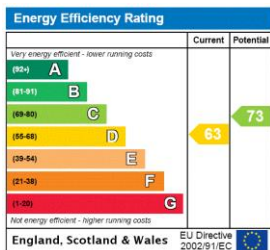
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1800 per annum

AT A GLANCE

- Ground floor
- Two generous double bedrooms
- Lounge diner
- Modern kitchen & bathroom
- Direct access onto the communal gardens
- Garage
- Great location



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