



HOLMDENE, WIMBORNE ROAD, BOURNEMOUTH, DORSET, BH2

£164,950 SHARE OF FREEHOLD

This first floor one bedroom character converted apartment is ideally situated being just a short walk to the superb range of leisure and shopping facilities and bars and restaurants at Bournemouth Town Centre and is of course close to the award winning beaches and Bournemouth Pier. The property includes modern fitted kitchen, high ceilings, spacious rooms and allocated off road parking.

One double bedroom | Character conversion | Modern fitted kitchen |
Modern bathroom | Off road parking | Short walk to Bournemouth Town
Centre

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.



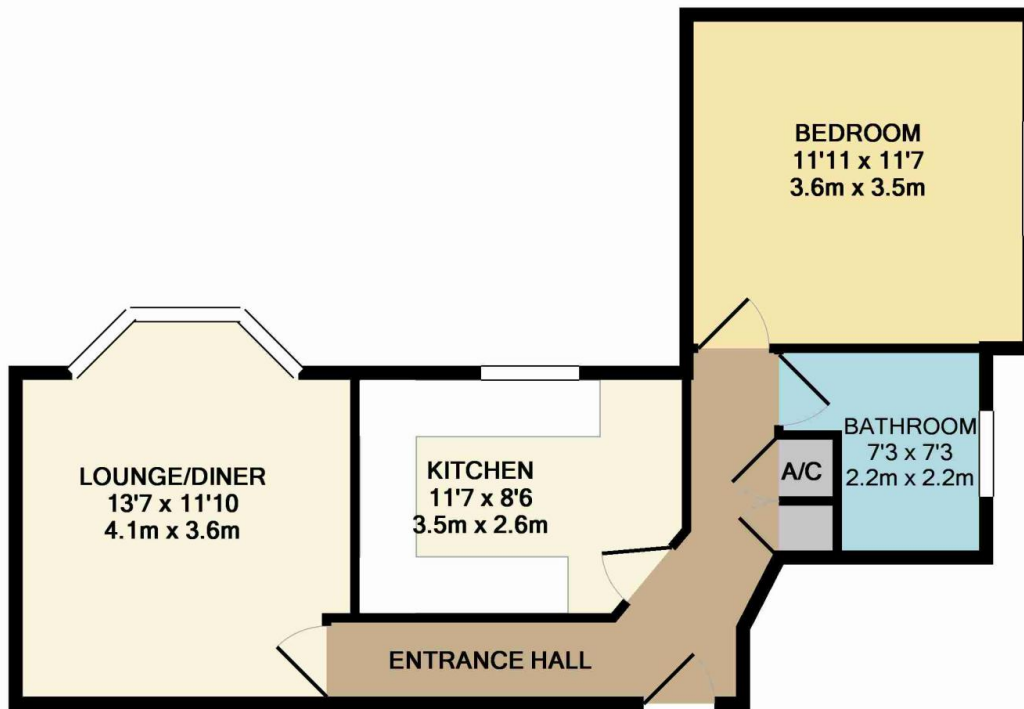
DESCRIPTION

The apartment is situated on the first floor of this conveniently located character building and is approached via the stairs in the communal hallway.

The apartment has a bright and spacious feel with high ceilings throughout and is decorated in modern yet neutral style throughout. The hallway leads to all principle rooms with the lounge and kitchen both enjoying westerly aspects. The lounge has a large bay window enjoying a leafy aspect and has enough room for a large sofa suite and chairs. The kitchen is presented in a contemporary style with an excellent range of white high gloss cupboard and drawer units, adjoining work surface areas and a breakfast bar area for dining.

The bedroom is an excellent size with space for wardrobes and a large double glazed opening window. The bathroom is fitted with a modern white suite complemented by contemporary tiling behind the bath.

Outside there is an allocated parking space.



TOTAL APPROX. FLOOR AREA 507 SQ.FT. (47.1 SQ.M.)

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: B

TENURE: Share of Freehold

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: £1600 PA to includes buildings insurance

AT A GLANCE

- One double bedroom
- Character conversion
- Modern fitted kitchen
- Modern bathroom
- Off road parking
- Short walk to Bournemouth Town Centre

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92+	A		
81-91	B		
69-80	C		
55-68	D	63	66
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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