



## STATUM, WOOTTON MOUNT, BOURNEMOUTH, DORSET, BH1

### **£197,000 LEASEHOLD**

A bright & well-presented one bedroom sixth floor apartment situated in this modern town centre development. The property is a short walk away from the shops bars and restaurants in Bournemouth whilst also being close to the beach.

Sixth floor | One double bedroom | Lounge diner | Modern kitchen | Contemporary bathroom | Sunny balcony | Resident permit parking | Pets with permission | Letting and holiday letting allowed | Close to local amenities

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.



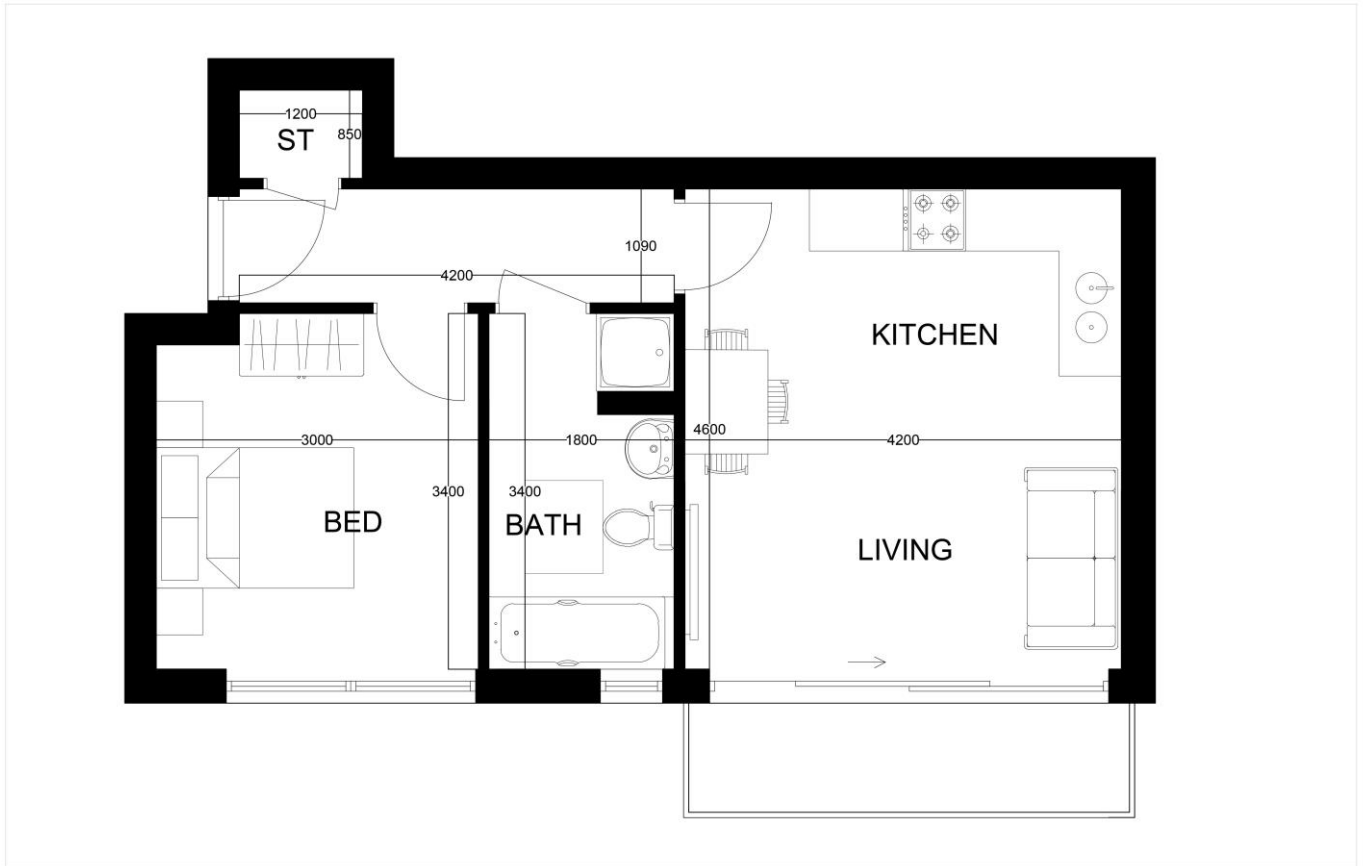
## DESCRIPTION

The apartment is situated on the sixth floor which can be accessed via a lift or stairs through a presented communal hallways. A private front door leads into the entrance hall which houses a large storage cupboard and doors to principal rooms.

The living room is a particular feature of the property. There is space for a dining table and Bournemouth views through sliding patio doors which lead out onto the sunny balcony. The kitchen is open plan to the lounge and is fitted with a range of base and eye level work units with integrated appliances.

There is a good size double bedroom which benefits from a fitted wardrobe and ample space for free standing furniture. The bathroom is part tiled and comprises of a contemporary suite to include WC, wash hand basin and panel bath with shower above. There is also utility area within the bathroom where there is space and plumbing for a washing machine.

Resident permit parking is available on site.



*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:** Leasehold 145 years remain

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1522 per annum £180 ground rent

### AT A GLANCE

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