



**MIDLAND HEIGHTS, 51 NORWICH AVENUE WEST, BOURNEMOUTH, DORSET, BH2**

**£119,950 LEASEHOLD**

A well presented one bedroom ground floor apartment conveniently situated just a short walk away from the popular shops, bars and restaurants in the town centre whilst also being near to the beach & Westbourne. The property is in good order throughout with modern accommodation.

Ground floor | One double bedroom | Lounge diner | Contemporary kitchen | Modern bathroom | Central location

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.

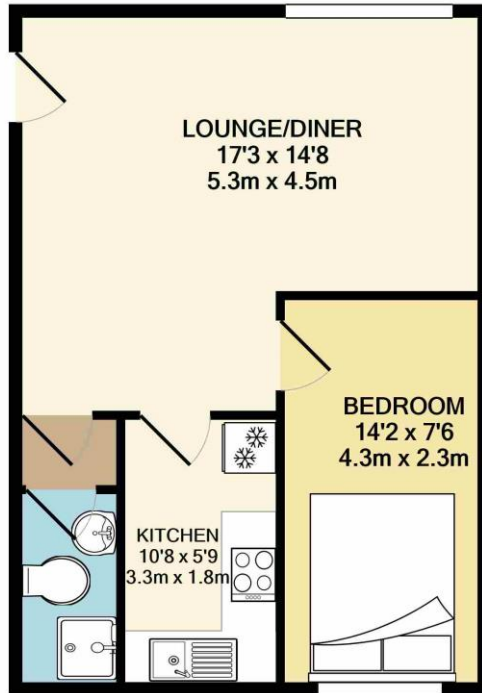


## DESCRIPTION

The property is situated on the ground floor and is accessed via a communal entrance which is only used by two apartments. A private front door then leads into the property.

There is a spacious lounge with high ceilings and large windows and ample room for a dining room. The contemporary kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There is a spacious bedroom with room for freestanding furniture. The bathroom is part tiled and comprises of a modern suite to include low-level WC wash hand basin and walking cubicle glass shower.



TOTAL APPROX. FLOOR AREA 416 SQ.FT. (38.7 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  
Made with Metropix ©2021

*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

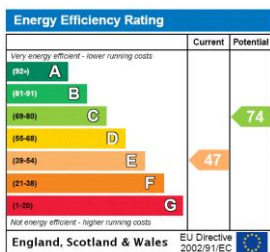
**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1100 per annum

### AT A GLANCE

- Ground floor
- One double bedroom
- Lounge diner
- Contemporary kitchen
- Modern bathroom
- Central location



Westbourne | 01202 767633 |

