



NORWICH MANSIONS, NORWICH AVENUE WEST, BOURNEMOUTH, BH2

£180,000 LEASEHOLD

An extremely bright two double bedroom top floor character apartment located between Bournemouth town centre and Westbourne village. The property benefits from spacious accommodation, double glazing, gas fired central heating, modern fittings, allocated parking and no onward chain.

Two Double Bedrooms | Top Floor | Close to Westbourne & Bournemouth
| Character Features | Open Plan Living | UPVC Double Glazing | No Chain
| Allocated Parking

Westbourne | 01202 767633 |

Winkworth



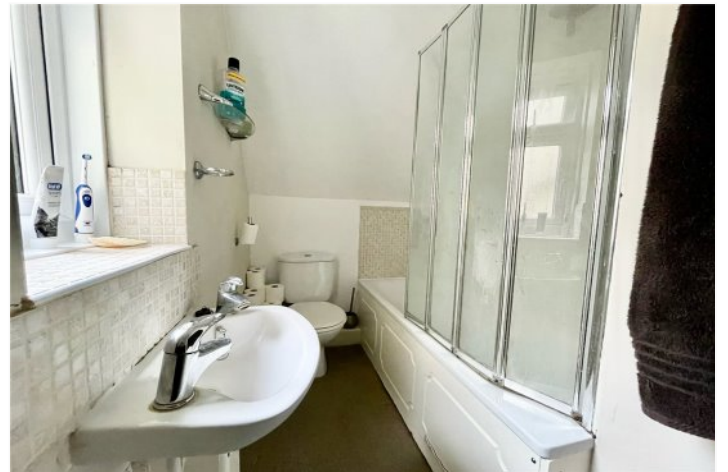
LOCATION

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 accessed via the communal hallway where stairs lead to the top floor and the private entrance to the apartment itself. The hallway consists of doors to principal rooms.

There is a bright open plan kitchen living room with a large double glazed window and ample space for a dining table and chairs. The modern kitchen is fitted to include a range of base and eye level units with space and plumbing for domestic appliances.

There are two double bedrooms with space for wardrobes and drawers as required in addition they both have large double glazed windows. The second bedroom has a UPVC door providing access to the rear fire escape and roof space.

The family bathroom is part tiled and comprises bath with shower, WC and wash hand basin. Outside there is an allocated parking space conveyed with the property.



TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.5 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

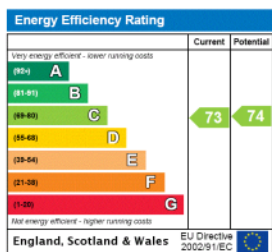
TENURE: Leasehold – 171 Years

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1900 per annum

AT A GLANCE

- Two Double Bedrooms
- Top Floor
- Close to Westbourne & Bournemouth
- Character Features
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