



**NELSON ROAD, DORSET, BH4**

**£335,000 LEASEHOLD**

This extremely well presented and incredibly unique three double bedroom two bathroom character apartment with a private front door, large decking area and private garden is conveniently situated within walking distance of Westbourne Village. The property also benefits from high ceilings throughout, modern décor and garage.

Ground floor | Three Bedrooms | Large private decked area | Spacious lounge diner | Two contemporary bathrooms | Kitchen diner | Private garden | Private entrance | Garage and off road parking | Short walk to Westbourne | Close to award winning sandy beaches

Westbourne | 01202 767633 |

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## DESCRIPTION

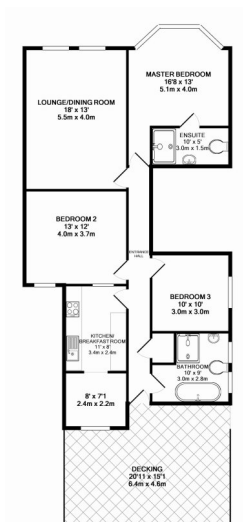
This spacious apartment is accessed via its own private entrance located to the rear of the building which is through a secure gate to the side. The welcoming entrance hallway features high ceiling and provides doors to all principal rooms.

The kitchen has been finished to a modern standard consisting of a range of base and eye level work units with space and plumbing for domestic appliances. It conveniently leads through to a wonderful dining area suitable for a large table and chairs which enjoys a lovely outlook via double glazed windows onto to the private decked area.

The sitting room is a particular feature of the apartment with its large windows overlooking the front of the building and providing plenty of light. It also benefits from a fireplace, neutral carpets and fitted blinds whilst leaving ample room for large furniture as required.

The master bedroom is a large room featuring a large bay window and high ceilings. It profits from a fully tiled ensuite shower room which is fitted to include double shower, a wash hand basin and low level WC. The second bedroom is a double room with space for wardrobes and drawers, it features sash window and fitted curtains and blind. Whilst bedroom three is also suitably sized for a double and has a side aspect.

The decked area is an incredibly unique space which enjoys sylvan views over the back garden and beyond. Stairs lead down to an area which has been laid to lawn and includes a shed. There is also a detached garage located to the side of the building with allocated parking also being conveyed with the apartment. This spacious property must be viewed to be appreciated.



TOTAL APPROX. FLOOR AREA 95.5 SQ.M. (1028 SQ.F.T.)  
While every effort will have been made to ensure the accuracy of the floor plan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The agent does not warrant or represent that the floor plan is correct in every particular. The contents, layout and dimensions shown hereon are for information only and do not constitute a contract. The contents, layout and dimensions shown hereon are for information only and do not constitute a contract.

*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*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**COUNCIL TAX BAND: C**

**TENURE: Leasehold**

**LOCAL AUTHORITY: Bournemouth**

**SERVICE CHARGE: £679 per year**

