



TILLY TOWERS, WESTBOURNE PARK ROAD, BOURNEMOUTH, BH4

£230,000 LEASEHOLD

A bright two-bedroom first floor apartment situated within a small development of apartments in the heart of Alum Chine which boasts an award winning beach whilst also being close to the shops, bars and restaurants in Westbourne. The property offers modern accommodation throughout with and is also offered with vacant possession.

First floor | Purpose built | Two double bedrooms | Bright Lounge diner
| Modern kitchen & bathroom | Contemporary development | Close to
the beach & Westbourne

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.



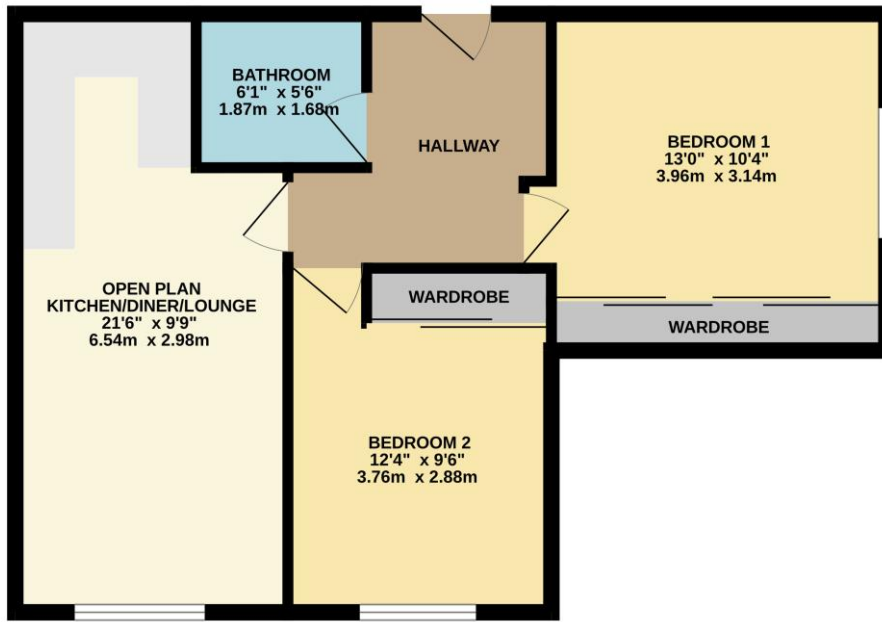
DESCRIPTION

The apartment is situated on the first floor which can be accessed via a flight of stairs through well presented communal hallways. A private front door leads into the entrance hall.

A particular feature of the property is the bright and spacious lounge which has ample room for a dining table and a floor to ceiling window with front aspect views. The contemporary kitchen is open plan to the lounge and is fitted with a range of base & eye level work units with integrated appliances.

There are two bright double bedrooms, both offer spacious accommodation with large built-in wardrobes. The bathroom has a modern finish and comprises of suite to include WC, wash hand basin and a panelled bath with shower above.

FIRST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2024

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: C

TENURE: Leasehold 117 years remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1300 per annum £285 ground rent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	77	77
(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	

AT A GLANCE

- First floor
- Purpose built
- Two double bedrooms
- Bright Lounge diner
- Modern kitchen & bathroom
- Contemporary development
- Close to the beach & Westbourne

Westbourne | 01202 767633 |

