



WESTBOURNE ARCADE, POOLE ROAD, BOURNEMOUTH, DORSET, BH4

£162,500 SHARE OF FREEHOLD

A fantastic one double bedroom top floor apartment that has been newly refurbished located within the ever popular Westbourne Arcade. Finished to an extremely high standard throughout this delightful apartment benefits from some wonderful character features such as remastered fireplaces. Due to the central location and suitability for holiday lets this property would make a superb investment.

Holiday Lets Permitted | Luxury One Bedroom Apartment | Central Location | Contemporary Kitchen | Well Presented Communal Areas | Close to the Beach | Separate Utility Room | Character Features Throughout | Modern Decor | High Ceilings

Westbourne | 01202 767633 |

Winkworth



LOCATION

Westbourne village 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 area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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.



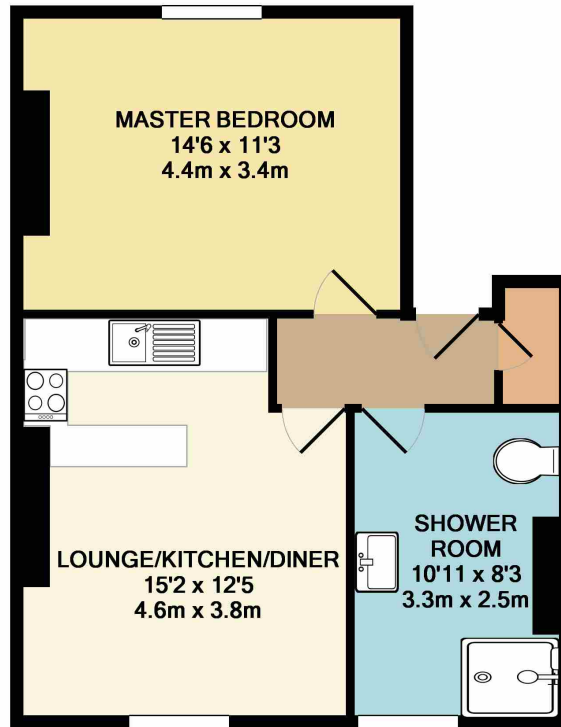
DESCRIPTION

The apartment is accessed via a secure communal entrance and intercom system. A well presented flight of stairs leads to the top floor and the private entrance to the apartment itself. The hallway provides access to all principal rooms and the apartment enjoys the use of its own washing machine cupboard located to the left as you enter.

The open plan kitchen living room is bright and benefits from a large sash window with sunny aspect. Finished to a contemporary style the living room also profits from a feature period fireplace and modern electric heating. The kitchen has been beautifully fitted to include a range of base eye level work units with integrated appliances, stylish light fittings and a breakfast bar suitable for stool seating.

The master bedroom is a fantastic size and includes space for wardrobes and drawers as required. It enjoys an aspect facing the rear of the development overlooking the Church and therefore profits from being very quiet. Other benefits include modern décor as well as a feature fireplace. The contemporary shower room has been fully tiled and comprises of a large walk in shower, stylish vanity unit with integrated wash hand basin and a low level WC.

The property has undergone significant refurbishment including a new heating system and is offered chain free. It also profits from the use of a small communal garden area at the back suitable for storage of bikes.



TOTAL APPROX. FLOOR AREA 457 SQ.FT. (42.4 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: A

TENURE: Share of Freehold

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: As and When Basis

AT A GLANCE

- Holiday Lets Permitted
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D	69	78
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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