



PINE TREE GLEN, BOURNEMOUTH, DORSET, BH4

£87,000 LEASEHOLD

A very well presented one bedroom first floor apartment with a balcony situated in a popular retirement development just a short walk away from Westbourne which boasts a variety of shops bars and restaurants as well as being close to the beach. The property is in incredibly good order throughout and is offered with vacant possession.

Age exclusive development | One double bedroom | Lounge diner |
Private balcony | Modern kitchen & shower rooms | Resident parking
| On site development manager | Excellent communal services

Westbourne | 01202 767633 |

Winkworth



DESCRIPTION

The property is situated on the first floor which can be accessed for a lift or stairs you will present it to communal hallways. A private front door then it into the entrance hall which house is a large store/airing cupboard and doors to principal rooms.

The lounge it's a good size with ample room for dining table and views over the communal gardens to large double glazed windows. There is a further patio door which leads out onto the private balcony. The kitchen is accessed via the lounge is fitted with a range of base and eyelevel work units with space and plumbing for domestic appliances.

The bedroom is a good size with a range of fitted wardrobes again enjoys views over the communal gardens. There is a fully tiled shower room with suite comprising of a WC, wash hand basin and double size cubicle shower.

There is ample residents and visitors parking on site. The building also benefits from a house manager, red care alert system throughout, communal lounge and a laundry room with top of the range appliances.



This Floor Plan is for guidance only and is NOT to SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	85
(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: A

TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1985 per annum

Winkworth