



ELDON PLACE, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

£169,000 SHARE OF FREEHOLD

A top floor one bedroom character apartment situated within the heart of Westbourne just moments away from the local shops, bars and restaurants. The property benefits from extremely bright rooms, open plan kitchen/living room, modern fittings as well as a huge loft storage area included. Chain free.

One Bedroom | Top Floor | Period Features | Central Westbourne | Open Plan Living | UPVC Double Glazing | Huge Storage Space | Modern Fittings | Chain Free

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.

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.

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.



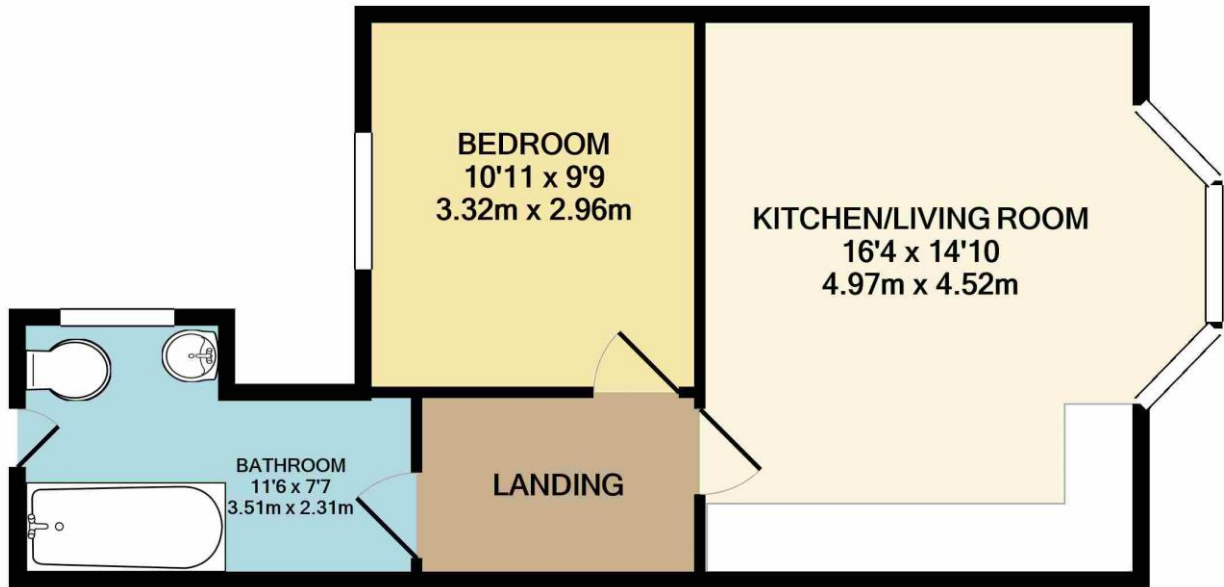
DESCRIPTION

The property is accessed via a well presented communal hallway where stairs lead to the first floor and private entrance to the apartment itself. There are private stairs within the apartment which gives the feeling of 'split level' with an extremely useful understairs storage area.

The top floor landing is bright due to a Velux window as well as doors to principal rooms. The open plan kitchen living room is a feature of the apartment with bright windows overlooking Eldon Place. The kitchen is fitted to include a range of base and eye level work units and space for domestic appliances.

The bedroom is a generous double room with space for a wardrobe and drawers as required. there is a large double glazed window overlooking the west aspect within the centre of Westbourne. The bathroom is part tiled and comprises bath/shower, WC and wash hand basin. From here a door leads into a huge loft storage area which also houses the combi boiler.

The property is offered with no chain and viewing is highly recommended.



TOTAL APPROX. FLOOR AREA 446 SQ.FT. (41.5 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: A

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: As & when basis

AT A GLANCE

- One Bedroom
- Top Floor
- Period Features
- Central Westbourne
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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