



POOLE ROAD, BOURNEMOUTH, DORSET, BH4

£134,950 LEASEHOLD

This bright and airy first floor apartment is set in a character conversion in the centre of Westbourne High Street which offers a variety of leisure and shopping facilities and bars and restaurants as well as a vibrant coffee culture. The apartment is well presented with modern accommodation whilst retaining many character features.

One double bedroom | Westbourne Location | Good size lounge | Fitted kitchen | Modern bathroom | Character features | Sash Windows | High Ceilings

Westbourne | 01202 767633 |

Winkworth



LOCATION

Westbourne village offers a variety of independent shops, popular restaurants and coffee houses, as well as known high street names such as Marks & Spencer and Boots. Close to the Sea, enjoy a short scenic walk through the delightful Alum Chine to renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole, with 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. Well supported by public transport. Good local & regional bus service and National Express coach stop direct to Central London within 3hrs. Nearby railway station within walking distance at Branksome, with direct trains to Central London in just 2hrs. The Bournemouth area also boasts a superb shopping area.



DESCRIPTION

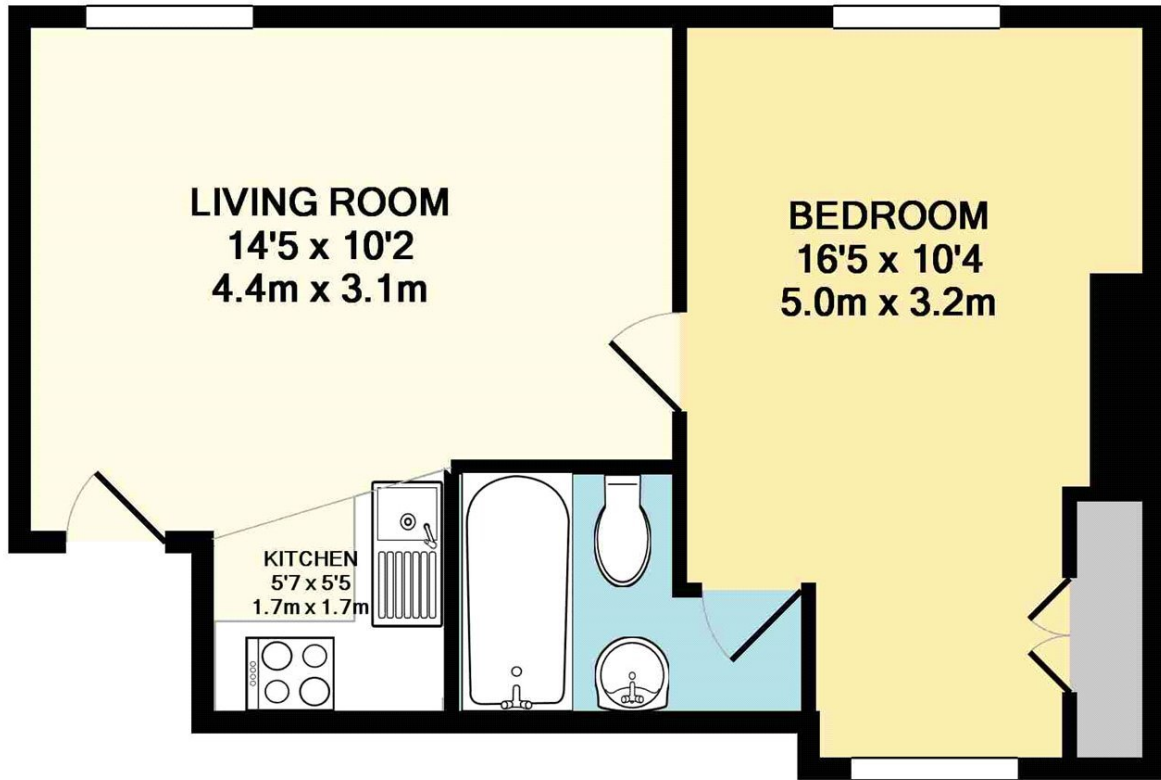
This delightful one bedroom converted apartment is full of character and charm and must be viewed to appreciate. Featuring extremely high ceilings, sash style windows and bright and airy accommodation.

The building is directly accessed from the popular Westbourne high street via a secure communal door which leads to a flight of stairs and well presented communal hallways. A private door then provides access into the apartment.

The living room is a spacious room and benefits from feature high ceilings and brand new carpets. The room provides ample space for a dining table as well living room furniture. The kitchen is open plan to the living space through an open arch and is fitted with a range of base and eye level cupboard and drawer units.

The bedroom is well appointed and like the living space, benefits from new carpeting. This room is extremely bright and airy due to it's double aspect and also benefits from a large wardrobe which doubles as an airing cupboard.

There is a tiled bathroom accessed via the bedroom with suite to include WC, wash hand basin, panel enclosed bath with shower attachment above.



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: Leasehold – 110 Years remaining

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: As & When

AT A GLANCE

- One double bedroom
- Westbourne Location
- Good size lounge
- Fitted kitchen
- Modern bathroom
- Character features
- Sash Windows
- High Ceilings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		73
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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