



FLAT 28 HOMEWAYE HOUSE, PINE TREE GLEN, WESTBOURNE, BOURENMOUTH, DORSET, BH4

£85,000 LEASEHOLD

This one bedroom retirement apartment benefits from a balcony overlooking the gardens and grounds of this well maintained and popular development. Situated just a short walk away from the shops and restaurants in Westbourne whilst also being very close to the beach.

First floor | One double bedroom | Lounge diner | Fitted kitchen | Easy access bathroom | Good storage | Balcony | Resident parking

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

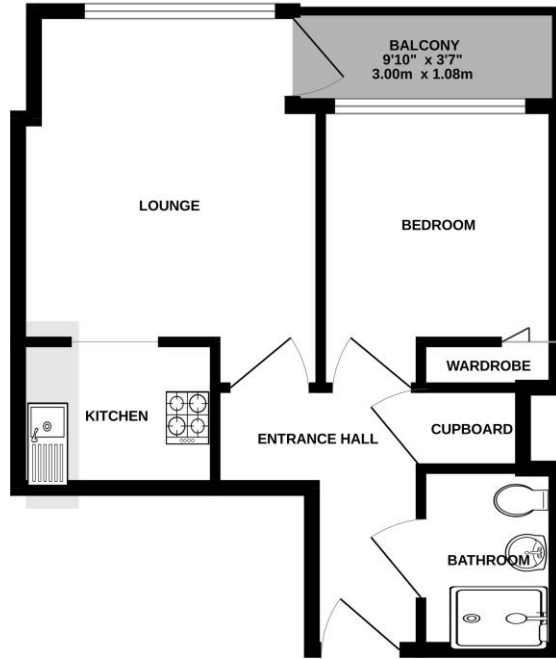
The apartment is situated on the first floor which is accessed via a lift or stairs through well presented communal hallways. A private front door then leads into the entrance hall which houses a large storage cupboard and doors to principal rooms.

The lounge is a good size with garden views and access on to the private balcony via a patio door. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There is a double bedroom with fitted wardrobes and space for further free standing furniture. The tiled bathroom benefits from a suite to include high level WC, wash hand basin and sit in shower / bath.

There are many onsite facilities to include resident house manager, laundry room, communal lounge and resident parking.

FIRST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 371 sq.ft. (34.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: Leasehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- First floor
- One double bedroom
- Lounge diner
- Fitted kitchen
- Easy access bathroom
- Good storage
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C	80	83
(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	

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