



YORK TOWERS, PINE TREE GLEN, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

£170,000 LEASEHOLD

This brand newly refurbished one bedroom ground floor character converted apartment is situated just a few minutes walk from Westbourne High Street. It is finished to a high standard with a contemporary kitchen with breakfast bar area and fitted appliances, luxury bathroom with marble effect tiling, built-in storage, high ceilings throughout and large southerly aspect windows flooding the apartment with light.

Brand newly refurbished | Contemporary kitchen with breakfast bar |
Luxury marble effect tiled bathroom | One double bedroom with fitted wardrobes | Ground floor | Open plan living | High ceilings | A few minutes walk to Westbourne high street | Character building | Close to award winning sandy beaches

Westbourne | 01202 767633 |

Winkworth



LOCATION

Westbourne village is just a few minutes walk away 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.

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 with secure telephone entry system which leads through to the private entrance to the apartment itself. The door leads straight into the bright lounge diner with doors to principal rooms, a useful storage cupboard, high ceilings and 3 large southerly aspect double glazed windows flooding the room with light.

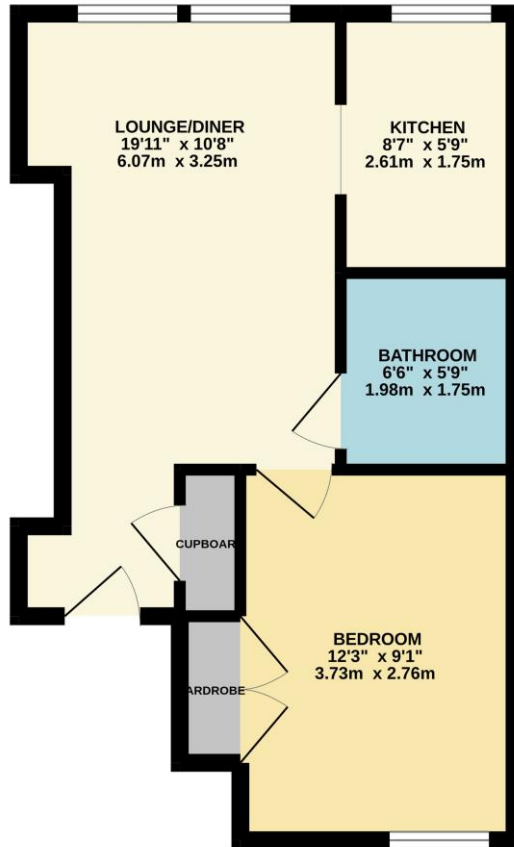
The kitchen is open plan to the living room separated with a breakfast area and has been brand newly fitted with a contemporary kitchen to include a range of base and eye level cupboard and drawer units, a built in stainless steel oven with hob and extractor over and a large integrated fridge freezer. There is a small breakfast area located next to a south facing window overlooking the front of the property.

The double bedroom has a double glazed window to the rear aspect as well as a fitted wardrobe. There is ample room for further bedroom storage as required.

The luxury bathroom is brand new and fitted with bath with electric shower over and a glazed shower screen, a wall mounted vanity unit with inset basin and storage below, a low level wc and is finished with beautiful marble effect wall and floor tiles.

There is parking available on the roads surrounding the property

GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



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

TOTAL FLOOR AREA : 387 sq.ft. (35.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan of doors, windows, rooms and any other items are approximate and no responsibility or mis-statement. This plan is for illustrative purposes only and is not a contract. The services, systems and appliances shown have no warranty as to their operability or efficiency can be given. Made with Metropix ©2022

COUNCIL TAX BAND: A

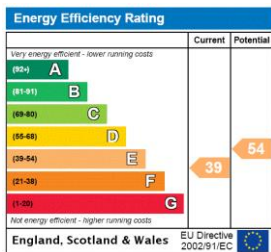
TENURE: Leasehold – 153 years remaining

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1000 per annum (No G. Rent)

AT A GLANCE

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- Contemporary kitchen with breakfast bar
- Luxury marble effect tiled bathroom
- One double bedroom with fitted wardrobes
- Ground floor
- Open plan living
- High ceilings
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- Character building
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