



SEAMOOR ROAD, BOURNEMOUTH, DORSET, BH4

£142,000 LEASEHOLD

This top floor one bedroom apartment has been completely refurbished to a very high standard and benefits from bright and contemporary accommodation throughout. The property is situated in the heart of Westbourne which benefits from a variety of popular shops, bars and restaurants as well as good transport links and easy access to Bournemouth town centre.

One double bedroom | Top (third) floor | South facing lounge | Newly carpeted and decorated | Open plan lounge kitchen | Modern bathroom | Located in the heart of Westbourne

Westbourne | 01202 767633 |

Winkworth



DESCRIPTION

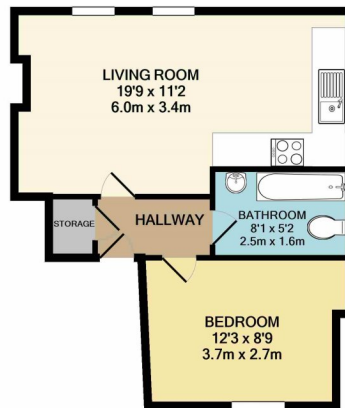
The property is accessed via a well maintained communal entrance hallway where stairs lead to the third floor landing where the apartment can be found. There is a bike storage area on the ground floor.

A private front door then leads into the entrance hall which houses a fitted storage cupboard and doors to principal rooms.

The bright lounge benefits from a front south aspect with ample room for a dining table. The kitchen area is fitted with a range of both floor and wall mounted cupboard and drawer units with adjoining contrasting work surfaces areas, a built in electric oven with a four ring electric hob over, space and plumbing for a washing machine and space for a tall fridge freezer.

There is one double bedroom to the rear of the flat with space for free standing furniture. The bathroom is fitted with a modern white suite comprising a panel enclosed bath with shower attachment and a glazed shower screen, a low-level WC, a wall mounted wash hand basin and has tiled walls.

The property is situated in the centre of Westbourne and as such, the shops, bars, restaurants and coffee shops are just a stone's throw



TOTAL APPROX. FLOOR AREA 376 SQ.FT. (34.9 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	53
(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 Council

SERVICE CHARGE: £350

