



NORWICH MANSIONS, NORWICH AVENUE WEST, BOURNEMOUTH, BH2

£175,000 LEASEHOLD

A well presented one bedroom top floor apartment situated conveniently between Bournemouth town centre and Westbourne village. The property includes bright accommodation, spacious rooms, allocated parking all within a character building located down a quiet cul de sac.

Top floor | One double bedroom | Large lounge diner | Fitted kitchen and bathroom | Allocated parking | Extended lease | Central location

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.



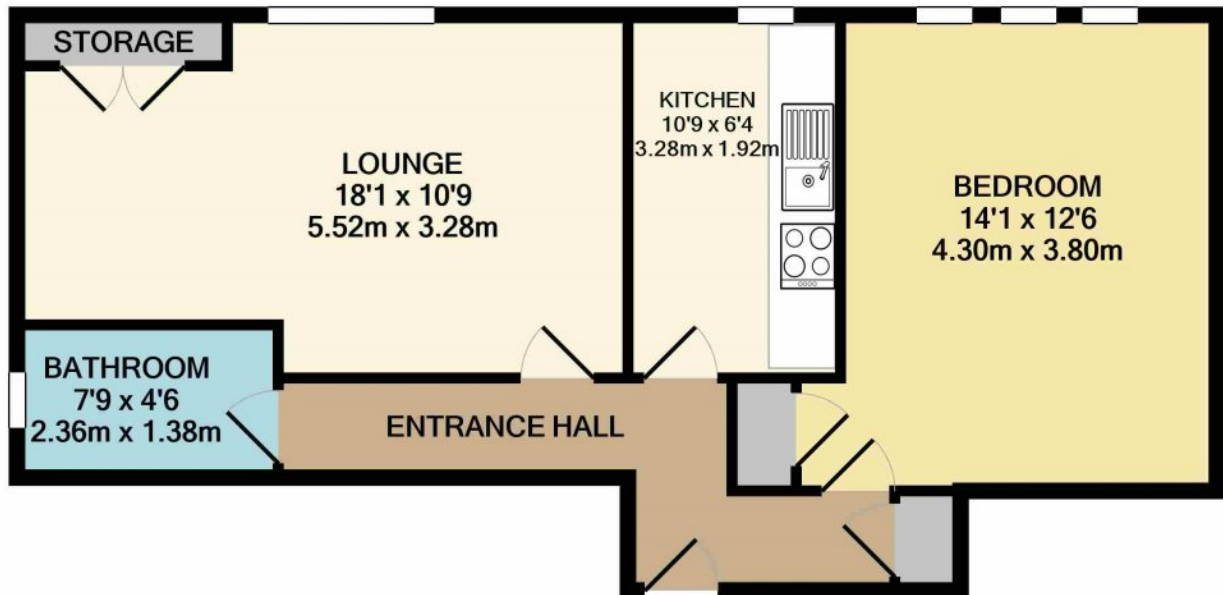
DESCRIPTION

The property is accessed via a well presented communal hallway where stairs lead to the second (top floor) and the private entrance to the apartment itself. The hallway includes a useful storage cupboard as well as doors to principal rooms.

The living room is bright with a high ceiling, double glazed window and a useful storage cupboard. There is ample space for a dining table and chairs. The modern fitted kitchen includes a range of base and eye level work units with space and plumbing for domestic appliances. The combi boiler is also situated here.

There is a generous double bedroom again with beautiful bright double glazed windows overlooking the front aspect as well as a fitted cupboard. There is space for an additional wardrobe and drawers as required. The main bathroom comprises bath/shower, WC and wash hand basin and a window to the side (East) aspect.

To the rear of the building an allocated parking space is conveyed with the property.



TOTAL APPROX. FLOOR AREA 524 SQ.FT. (48.7 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: B

TENURE: Leasehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £2100 per annum

AT A GLANCE

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- Fitted kitchen and bathroom
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