



**Flat 4, Wollaston Heights, 4 Wollaston Road, Southbourne**  
Bournemouth

In Excess of **£300,000**



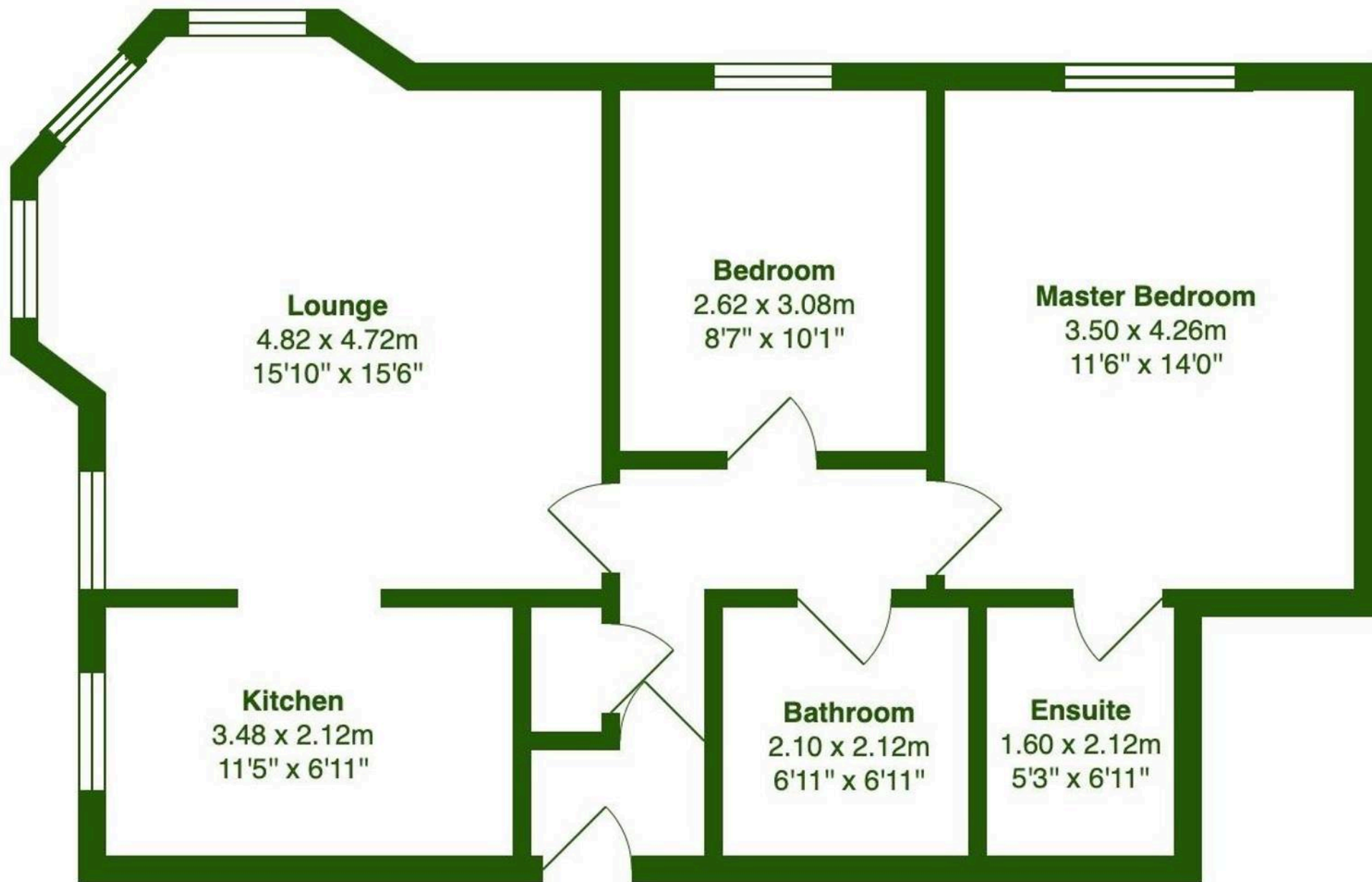


## Flat 4

### Wollaston Heights, Bournemouth

This stunning two bedroom, two bathroom apartment is a true gem in the property market, boasting a share of freehold and being superbly presented throughout. Situated in a sought-after location, a few mins to the beach and located on a quiet road, this residence offers not only luxurious sea views but also the convenience of an allocated parking space for one car. With the additional convenience of a lift within the block, accessing this first floor apartment is a breeze. Perfect for those seeking a modern and comfortable living space, this property is a fantastic opportunity with the added benefit of no forward chain, making the buying process smooth and stress-free. Residents can enjoy the low maintenance aspect of apartment living coupled with breath taking coastal vistas right from their living room, making this home a rare find in today's market.

The allure of this property extends beyond its interiors to its outdoor spaces, where residents can bask in the tranquil surroundings. With it being surrounded by trees it gives the apartment a real sense of privacy. With a manageable service charge of £1292 per annum, residents can enjoy the landscaped gardens and communal areas of the block without the hassle of maintenance. Offering a prime location and a delightful blend of modern comforts, this apartment presents a unique opportunity for those seeking a harmonious balance between luxury, convenience, and natural beauty.



Total Area: 68.3 m<sup>2</sup> ... 736 ft<sup>2</sup>

All measurements are approximate and for display purposes only





## Flat 4

Wollaston Heights, Bournemouth

Located close to the clifftop in Southbourne with it's the glorious coastline and within easy walking distance of the High Street in Southbourne with its many eateries, bars and coffee shops. The co- op is just a few minutes walk away.

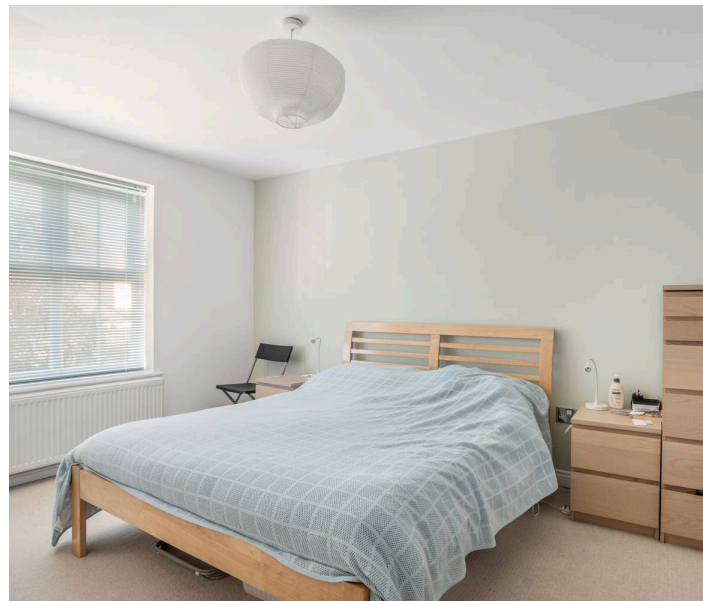
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Share of freehold
- Service charge £1292 per annum
- Two bedroom two bathroom
- Allocated parking for one car
- Lift in block
- No forward chain
- Sea view
- Superb location







## Jordan Marks estates

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