



£269,000

1 Bristol & West House Post Office Road, Bournemouth, BH1 1BL



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### Main Description

Bristol & West House is an apartment building in the heart of Bournemouth town centre commanding an elevated position on Richmond Hill with views down into Bournemouth's bustling square.

Well presented and spacious two double bedroom first floor apartment situated in this town centre development. The property benefits from well planned accommodation and is accessed via the impressive entrance foyer with security intercom and lift and stairs to all floors.

A private front door leads into the spacious and welcoming entrance hall with cupboard housing the pressurised hot water cylinder and doors providing access to all rooms. Accommodation on offer includes a large open plan living area with dual aspect windows proving lots of natural light, this open-plan space has plenty of room for both living & dining furniture. The kitchen has a range of high quality fully fitted units with quartz work surfaces extending to a breakfast bar and integrated SMEG appliances.

There are two generous double bedrooms with the principle room benefitting from fitted wardrobes with sliding doors and a modern en-suite shower room with WC, wash hand basin and large walk-in shower cubicle. A family bathroom completes the accommodation on offer and is finished with a contemporary suite comprising a WC, wash hand basin, a bath with a shower over, and a glass shower screen.

The apartment also benefits from underfloor heating, UPVC double glazing throughout and no onward chain. **\*\* HOLIDAY LETS & PETS PERMITTED \*\***

### Tenure

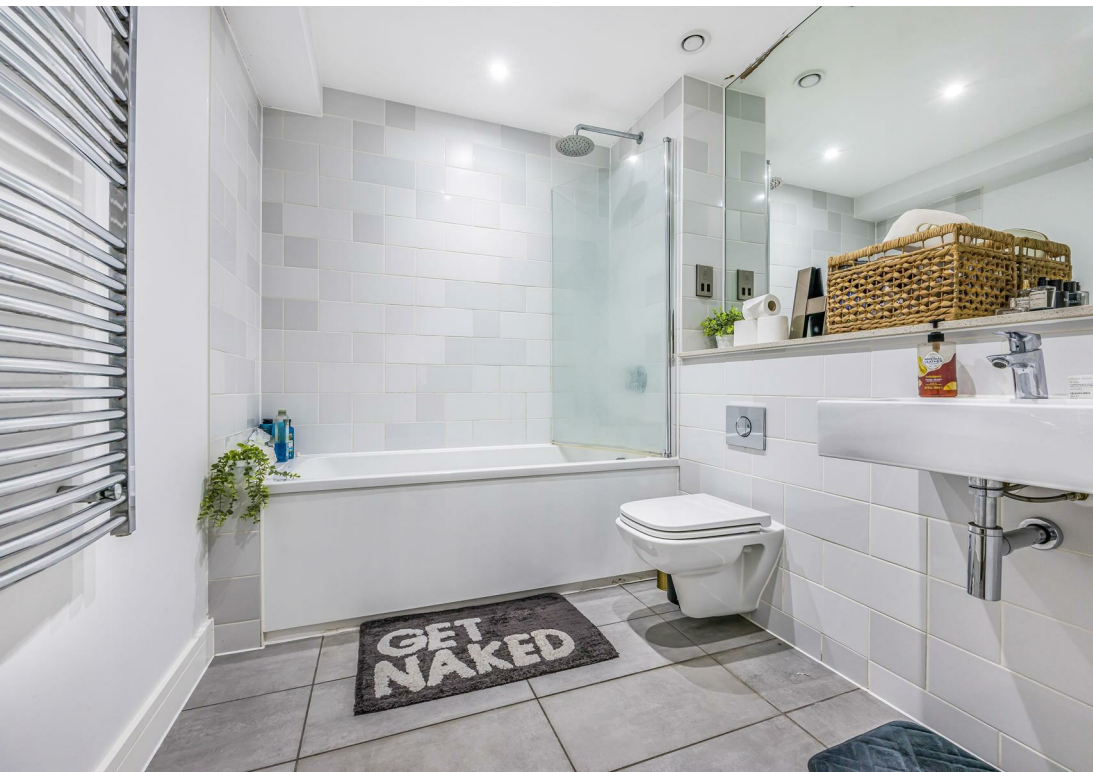
Leasehold: 141 years remaining.

Service Charge: £1,780 per annum approximately.

Ground Rent: £300 per annum ground rent;

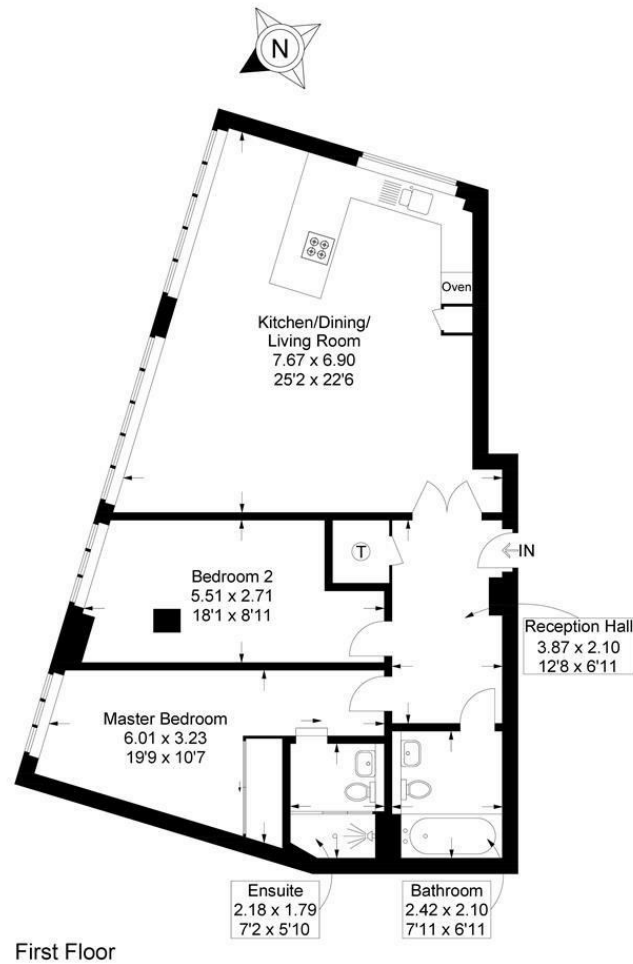
### FEATURES & SPECIFICATIONS

- Holiday Lets and Pets Permitted.
- Ideal Town Centre Location.
- Two Double Bedrooms Master With En-Suite.
- Contemporary Open Plan Living.
- Modern Bathroom.
- Fully Integrated Appliances
- No Onward Chain
- Long Lease



# Bristol & West House, Post Office Road, Bournemouth

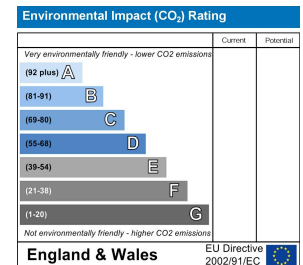
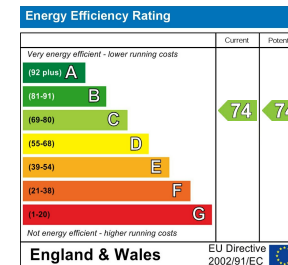
Approximate Gross Internal Area = 90.3 sq m / 972 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment







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