



## 2 Bourne Close

Westbourne, Bournemouth, BH2 6BW

Asking Price £169,950



## Road Map



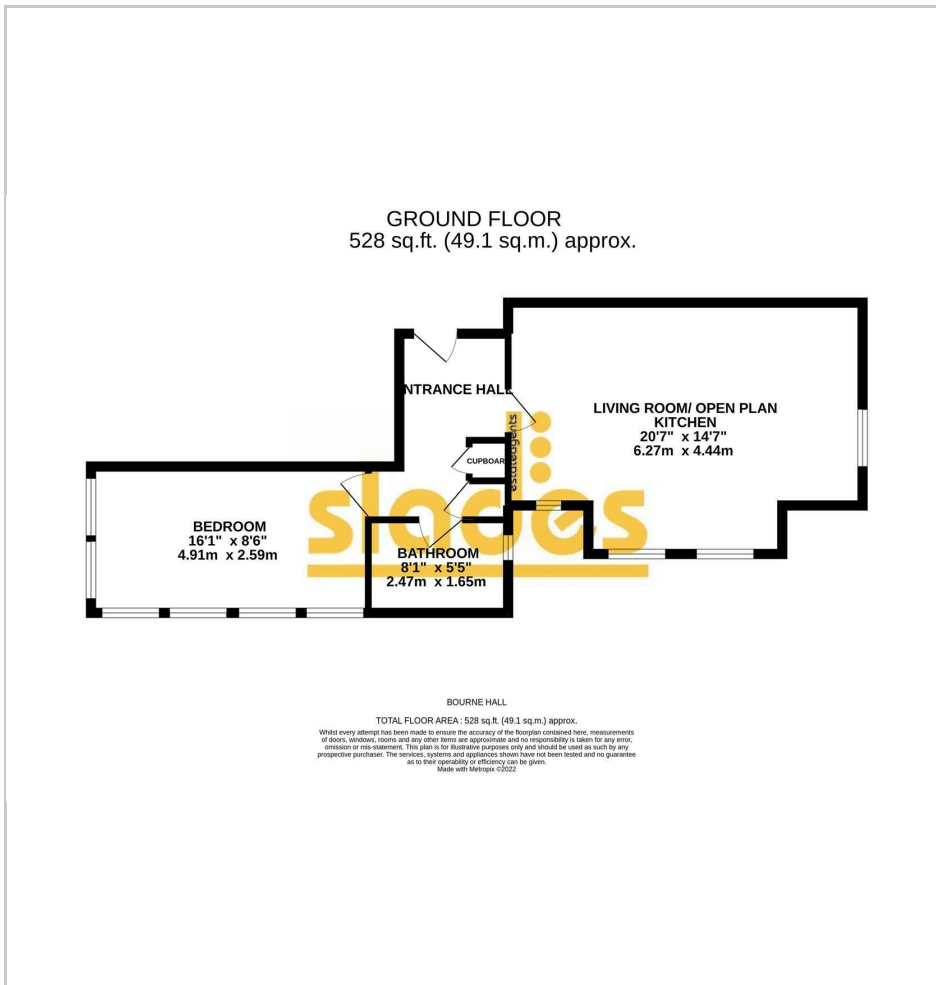
## Hybrid Map



## Terrain Map



## Floor Plan



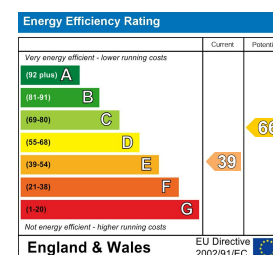
- GROUND FLOOR CONVERTED APARTMENT
- GOOD SIZE OPEN PLAN LIVING KITCHEN AREA OVERLOOKING GARDEN
- MODERN BATHROOM
- ALLOCATED OFF ROAD PARKING
- COUNCIL TAX BAND A
- EPC RATING 'E'

## Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

301 Wimborne Road, Bournemouth, BH9 2AA  
Tel: 01202548855 Email: info@sladesproperty.co.uk <https://www.sladesproperty.co.uk>

**\*\* NO FORWARD CHAIN \*\* A spacious 1 bedroom ground floor flat with off road parking, close to Bournemouth Town Centre & Westbourne. Ideal First Time Buy/Investment**



The accommodation comprises of a well present communal RECEPTION HALL with stairs leading to all floors. This flat is located on the GROUND FLOOR

#### **ENTRANCE HALL**

being of a good size with useful storage cupboards and cloaks hanging space. AIRING CUPBOARD housing the recently installed mains pressure hot water cylinder. Storage heater and further doors to;

#### **OPEN PLAN LIVING/ KITCHEN**

a bright and spacious room with feature floor to ceiling opening sash windows, spacious kitchen area. Recently installed 'Quantum' storage heater.

#### **BEDROOM**

another bright room with feature floor to ceiling sash style windows overlooking the communal gardens

#### **BATHROOM**

a modern white suite comprising of a panel enclosed bath with shower attachment over, close coupled WC and pedestal wash hand basin.

#### **OUTSIDE**

this apartment benefits from ALLOCATED PARKING and use of the LARGE SOUTH FACING GARDEN which is predominantly laid to lawn with deep flower and shrub borders.

#### **TENURE**

We understand the the property benefits from a SHARE OF THE FREEHOLD.



