



## 2 Westbourne Park Road

Alum Chine, Bournemouth, BH4 8HG

Price Guide £175,000



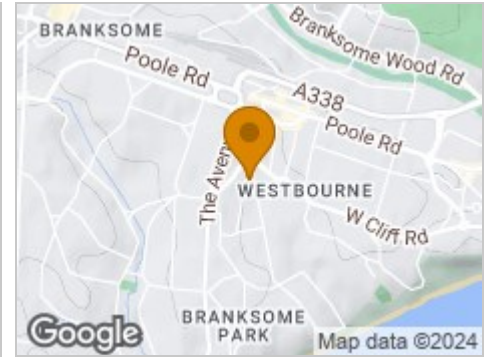
## Road Map



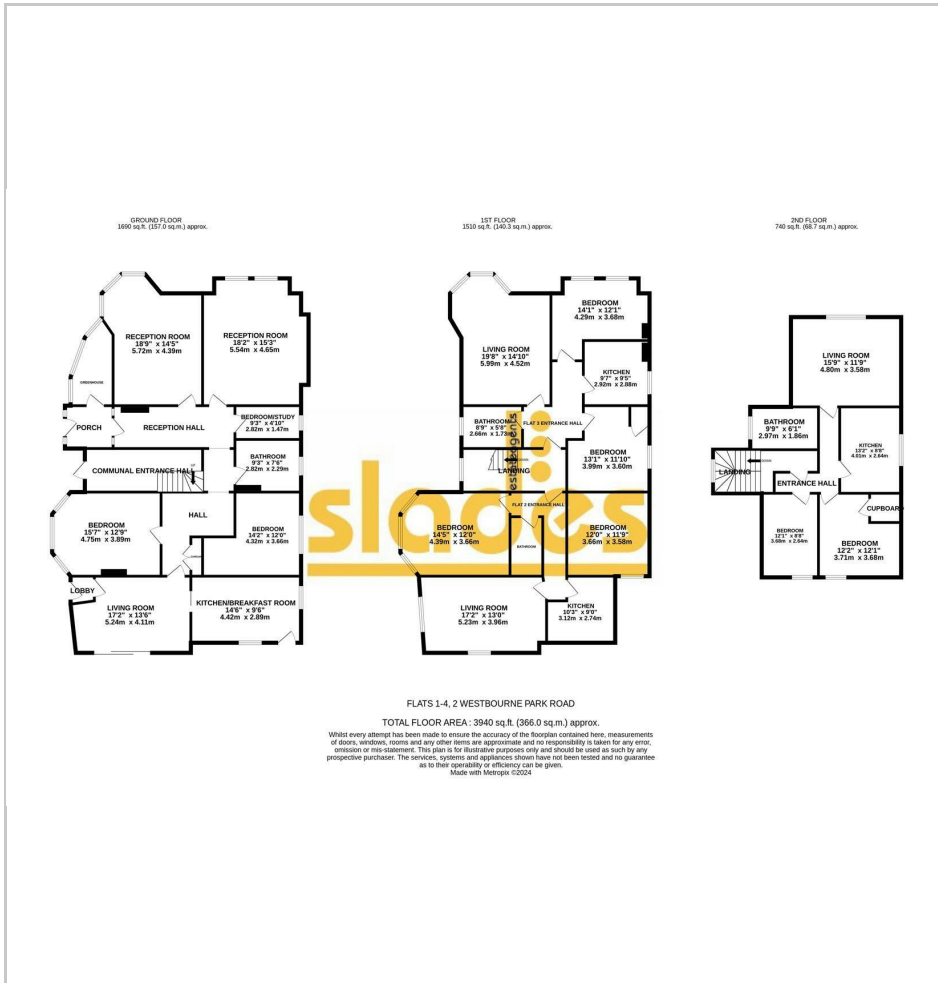
## Hybrid Map



## Terrain Map



## Floor Plan



- CHARACYER TOP FLOOR 2 BEDROOM CONVERSION
- PROPERTY WILL BENEFIT FROM A NEW ROOF COVERING
- 2 DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- SPACIOUS KITCHEN
- BATHROOM
- IN NEED OF MODERNISATION
- NEW LEASE TO BE GRANTED
- WALKING DISTANCE TO WESTBOURNE VILLAGE AND BEACHES
- ALL ENQUIRIES VIA SLADES ESTATE AGENTS

## Viewing

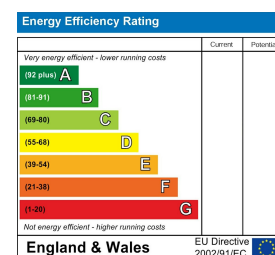
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



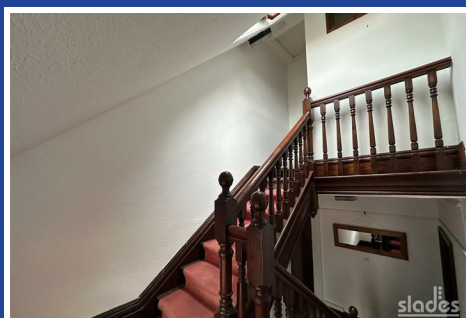
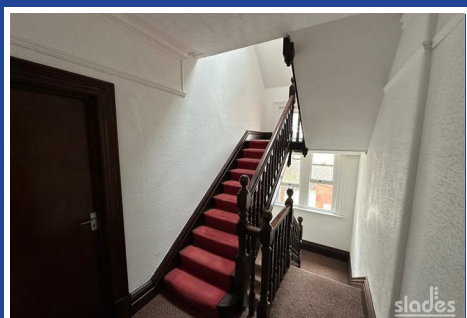
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## Energy Efficiency Graph



**\*\* NO FORWARD CHAIN \*\* A spacious 2nd floor (TOP FLOOR) 2 bedroom apartment in this desirable location now requiring MORDENISATION**



#### FLAT 1 (2nd floor flat)

Communal entrance door on the ground floor with stairs leading to 1st and 2nd floors. Solid wooden fire door to the ENTRANCE HALL with light fitting, smoke alarm and further doors to

#### LIVING ROOM

15'9 x 11'9 (4.80m x 3.58m)

with central light fitting. Dimplex storage heater and two uPVC double glazed windows to the front elevation. Access to eaves storage space.

#### KITCHEN

13'2 x 8'8 (4.01m x 2.64m)

strip light, smoke alarm. A range of low level kitchen units, two uPVC double glazed windows to the side elevation and full height airing cupboard with factory lagged hot water cylinder. Low level cabinet housing the electricity consumer units

#### BEDROOM ONE

12'2 x 12'1 (3.71m x 3.68m)

with light fitting, dual aspect uPVC double glazed window to the rear and side elevation. Dimplex storage heater and built in cupboard.

#### BEDROOM TWO

12'1 x 8'8 (3.68m x 2.64m)

light fitting, Dimplex storage heater and uPVC double glazed window overlooking the rear garden.

#### BATHROOM

9'9 x 6'1 (2.97m x 1.85m)

light fitting, wall heater and uPVC double glazed window to the side elevation. White suite comprising of an enclosed bath with chrome mixer taps with

shower attachment over, pedestal wash hand basin with chrome taps and low level WC. Part tiled walls.

#### IMPORTANT NOTE

THE PROPERTY WILL BENEFIT FROM A NEW ROOF ON COMPLETION

