

**FOR SALE**



**Gild House, 70-74 Norwich Avenue West**  
**£215,000**

  
**MARTIN&CO**

# Gild House, 70-74 Norwich Avenue West £215,000

- WESTBOURNE LOCATION
- ONE BEDROOM DUPLEX
- OWN ENTRANCE
- COUNCIL TAX A £1432 pa
- SERVICE CHARGE £1850pa

Don't miss out on this stunning one bedroomed duplex apartment in Westbourne, just moments away from Bournemouth town centre.

This beautiful property boasts stylish presentation, with its own private entrance and allocated parking behind secure electric gates. The open plan living room and kitchen offer a contemporary feel, perfect for entertaining guests. Step outside to your own private courtyard!

The bedroom is complete with fitted furniture, providing ample storage space. Ideal for first time buyers or those looking to downsize, this apartment offers low maintenance living at its finest.

Situated in a prime location, you'll find yourself close to the charming shops of Westbourne and the excitement of Bournemouth. A local supermarket is conveniently nearby, and main bus routes make it easy to explore the surrounding area. With great access to major road links, including the Wessex Way, you'll have all you need right at your doorstep.



**ENTRANCE HALL** Hallway from own entrance with stairs leading up to the living area and down to the bedroom area.


**LOUNGE** Open plan living/dining space.

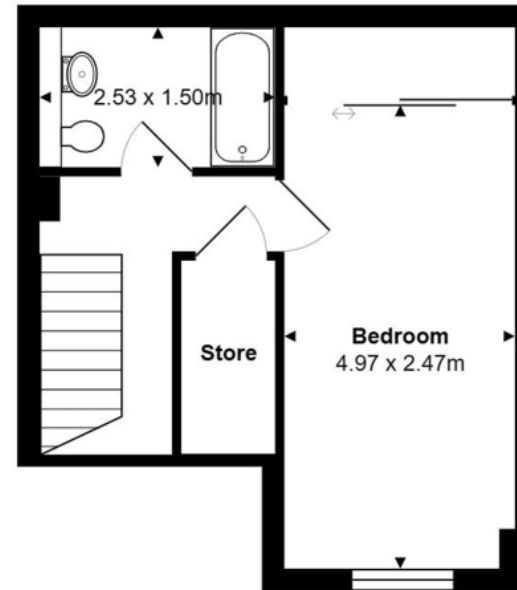
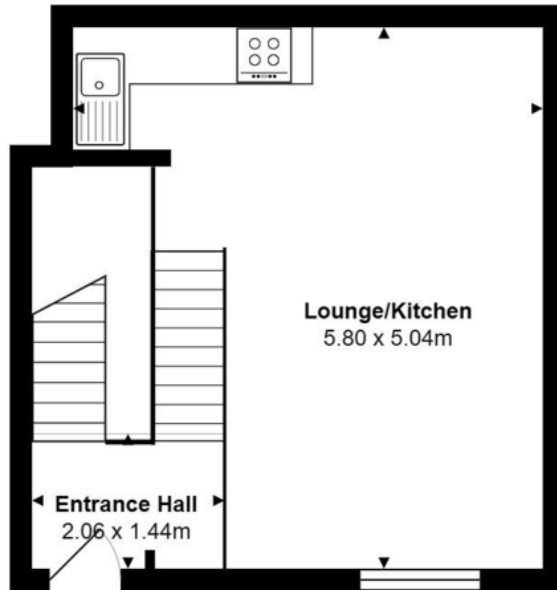
**KITCHEN** Modern fitted kitchen with integrated appliances.

**BEDROOM** Generous double bedroom with fitted wardrobes.

**BATHROOM** Modern bathroom suite.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	46
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



## Martin & Co Poole

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