



All enquiries Ref: Meghan Mamo



- **Leasehold ground floor flat**
- **72 years remaining on lease**

**Location:**

The property is located on Westby Road. Shopping amenities can be found locally within Bournemouth Town Centre. Public transport links are available at Pokesdown Train Station to the north east and Bournemouth Train Station to the north west along with a network of local bus services serving the surrounding areas. The property is served by road links including the A35 and A338 both lying to the north. Recreational pursuits can be found at Shelley Park to the south east.

**Accommodation:**

Two bedrooms, reception room, kitchen, bathroom/wc  
Outside: Allocated parking space

**EPC Rating:** D**Council Tax Band:** B**Lease:**

Held on a lease for a term of 99 years from 25/12/1999 at a ground rent of £150 pa (rising).

**To view:**

Strictly by arrangement with the auctioneers.