



2FF

Westbourne Arcade | Westbourne | Bournemouth | BH4 9AY

£850 PCM

Anglotown   
RESIDENTIAL LETTINGS & SALES

# 2FF

## Westbourne Arcade | Westbourne

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## £850 PCM

Set in the charming Westbourne Arcade, this delightful top-floor flat offers a perfect blend of character and modern living in the heart of Bournemouth. With one spacious double bedroom, this property is ideal for individuals or couples seeking a comfortable and stylish home.

Upon entering, you are welcomed into a good-sized lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen/breakfast room is well-appointed, offering ample space for culinary pursuits and casual dining. The flat features double glazing throughout, ensuring a peaceful environment while enhancing energy efficiency.

The bathroom is thoughtfully designed, complete with a separate shower, WC, and wash hand basin, catering to your daily needs with ease. The gas-fired central heating system guarantees warmth and comfort during the cooler months.

This flat not only boasts generous living space but also benefits from its prime location in Westbourne, known for its vibrant community and proximity to local amenities, shops, and eateries. Whether you are looking to enjoy leisurely strolls along the nearby beaches or explore the delightful boutiques and cafes, this property offers an enviable lifestyle.

In summary, this characterful one-bedroom flat in Westbourne Arcade presents an excellent opportunity for those seeking a charming residence in a sought-after area of Bournemouth. Don't miss the chance to make this lovely flat your new home.

- Top Floor character flat
- Good sized lounge
- Double glazing
- Gas fired central heating
- Council Tax Band A
- One Double bedroom
- Kitchen/Breakfast Room
- Bathroom with shower
- EPC E
- Available immediately



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         | 65                         |
| (39-54) E                                   | 43      |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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