



## 1 Clarendon Road

Westbourne, Bournemouth, BH4 8AH

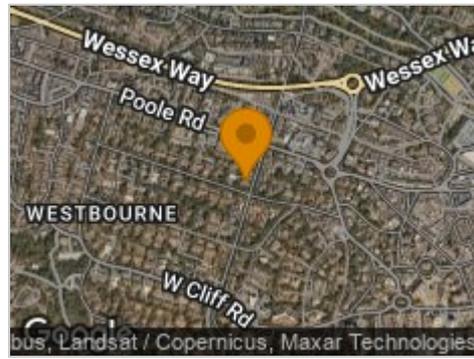
Offers In The Region Of £250,000



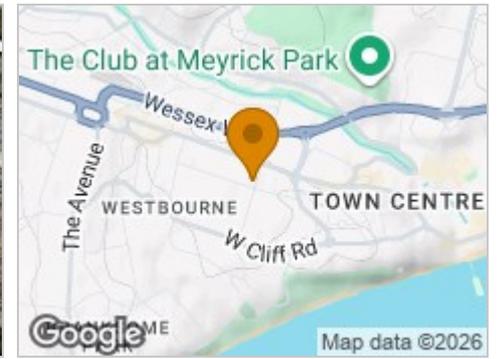
## Road Map



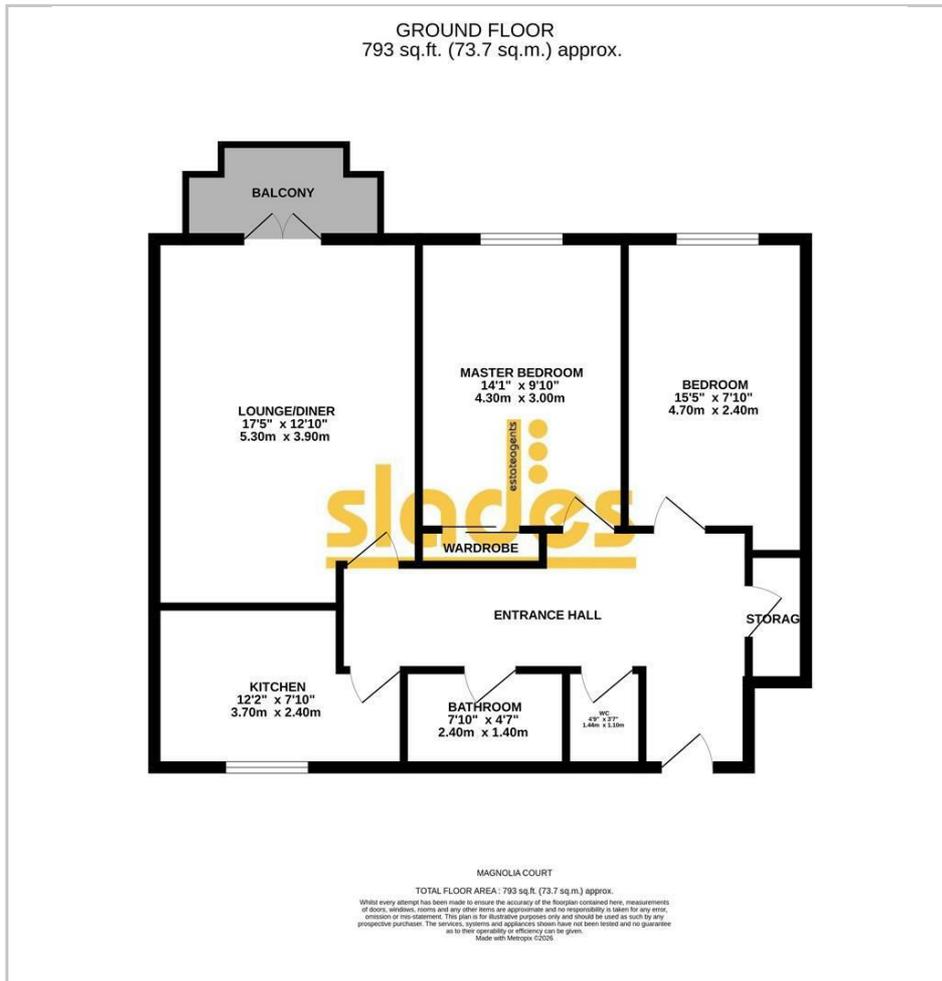
## Hybrid Map



## Terrain Map



## Floor Plan



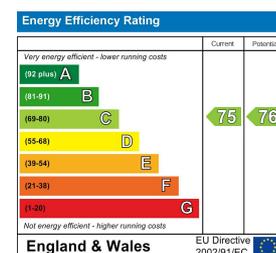
- Modern Exclusive Development
- Bright & Spacious Accommodation
- 2 Double Bedrooms
- Large Living room with Easterly Facing Balcony
- Modern Extensively Fitted Kitchen
- Modern Bathroom with Shower
- Second WC
- Loft Storage
- Garage
- Share Of Freehold

## 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.

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**A bright spacious and well presented top floor balcony apartment in this sought after residential location on the edge of Middle Chine twixt Bournemouth Town Centre and Westbourne Village. Internal viewing is highly recommended**



Magnolia Court is an exclusive development built circa 1990 and offers well proportioned apartments over three floors within well maintained communal grounds twixt Middle Chine and Westbourne Village, Bournemouth Town Centre is also walkable. The well presented communal entrance hall at the rear of the property provides access with door entry phone and stairs to Flat 9 on the second floor.

#### **ENTRANCE HALL**

with coved and textured ceiling and inset lighting, access to loft/ storage space, convection radiator, dado rail, door entry phone and wall thermostat for central heating. There is also a useful storage / airing cupboard housing the high level electricity consumer unit and meter and cold water storage tank. Doors to

#### **LIVING ROOM**

being of a generous size with coved and textured ceiling and central light fitting, dado rail, convection radiator with thermostatic valve and serving hatch through to kitchen. uPVC double glazed casement doors leading onto the BALCONY with surround balustrade and tiled floor.

#### **KITCHEN**

having a coved and textured ceiling and central light fitting. Extensive range of high gloss finished matching wall and base level kitchen cabinets with square edge wood effect working surfaces and tiled splashbacks incorporating a 1 ¼ bowl single drainer stainless steel sink with chrome mixer taps over. Four burner gas hob with built in extractor hood and eye level double electric oven. uPVC double glazed window to the rear elevation, space for under counter fridge, freezer,

dishwasher and washing machine. Wall hung gas central heating boiler.

#### **BEDROOM ONE**

having a coved and textured ceiling and central light fitting, radiator with thermostatic valve and a range of built in double width sliding door wardrobes providing both hanging and shelving space. uPVC double glazed window to the front elevation.

#### **BEDROOM TWO**

having a coved and textured ceiling with central light fitting, radiator with thermostatic valve and useful recessed wardrobe space / storage. uPVC double glazed window to the front elevation.

#### **BATHROOM**

with coved and textured ceiling and inset spotlights, fully tiled walls and modern suite comprising of a panel enclosed bath with chrome mixer taps and shower attachment and glazed shower screen. Enclosed cistern WC and modern vanity style sink unit and useful storage cupboards. Chrome ladder style heated towel rail, extractor unit.

#### **SEPARATE WC**

with coved and textured ceiling, extractor unit and inset lighting. Fully tiled walls and modern suite comprising of an enclosed cistern WC and modern vanity style sink unit with chrome pillar tap.

#### **OUTSIDE**

The property benefits from well maintained communal gardens which surround the property and a GARAGE within the block.

#### **TENURE & Maintenance**

We understand that the flat benefits from a 999 year lease granted on 25th December 2025 and a SHARE OF THE FREEHOLD.

The service charge for 2026 is £1,247.50 due on 23 March 2026 and £1,247.50 due on 29 September 2026.



