





HOUSE & SON

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This well-proportioned two double bedroom apartment is situated in a convenient residential location within Bournemouth and is offered with vacant possession and no forward chain, ensuring a straightforward purchase.

The property has recently undergone extensive redecoration throughout and is presented in turn-key condition, ready for immediate occupation without the need for additional work or expense.

Offering generous room proportions, two balconies, and a practical layout, the apartment will appeal to first-time buyers, investors, and those seeking a low-maintenance home in a well-connected location.

The property is located on Western Avenue in the established residential area of Northbourne and Redhill within Bournemouth. The area is well regarded for its convenience, offering easy access to local shops, schools, parks, and transport links.

There are a range of well-regarded primary and secondary schools nearby, including Hill View Primary School, The Bourne Academy, Glenmoor Academy, and Winton Academy.

For commuters, the A338 Wessex Way provides direct access into Bournemouth town centre and connects to the A31 for routes towards Ringwood, Southampton, and London. Bournemouth Airport is approximately a 10 to 15 minute drive away.

Bournemouth's award-winning beaches are approximately 3 to 4 miles away, offering excellent leisure and coastal amenities within easy reach.



Agent's Comments

This apartment represents an excellent opportunity to acquire a well-presented and fully refreshed home in a popular residential location.

Having undergone extensive redecoration, the property is offered in true turn-key condition, making it particularly attractive for buyers seeking a hassle-free move. The benefit of vacant possession and no forward chain further strengthens its appeal. Other benefits include two storage sheds and communal gardens.

With two double bedrooms, generous living accommodation, and two balconies, the property offers excellent space and flexibility, combined with strong convenience for local amenities, schools, transport links, and coastal access.

KITCHEN

8' 10" x 8' 3 max" (2.69m x 2.51m)

BALCONY

7' 9" x 3' 5" (2.36m x 1.04m)

HALLWAY

17' 7" x 6' 5 max" (5.36m x 1.96m)

LOUNGE/DINER

17' 5 into bay" x 11' 11" (5.31m x 3.63m)

BALCONY

17' 8" x 8' 0" (5.38m x 2.44m)

BEDROOM ONE

15' 11 into bay" x 10' 10" (4.85m x 3.3m)

BEDROOM TWO

10' 10" x 10' 2 max" (3.3m x 3.1m)

BATHROOM & WC

Combined 5'4" x 2'7" x 5'6"

TENURE & CHARGES

Leasehold - 125 years from 2007.

Service Charges - £1,100 per annum.



DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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Energy performance certificate (EPC)

Flat E 180 Western Avenue BOURNEMOUTH BH10 6HN	Energy rating	Valid until:	25 November 2034
	C	Certificate number:	2464-3944-8209-9684-4204

Property type

Top-floor flat