



Auburn Mansions, 94 Princess Road, Westbourne BH12 1BW

A beautifully presented, modern, contemporary two double bedroom ground floor apartment, occupying an envious position within the development with a private patio overlooking the communal gardens situated a short walk from Westbourne.

EPC: 71 Council Tax Band: C Price: £230,000 Share of Freehold

 **2**  **1**  **1**





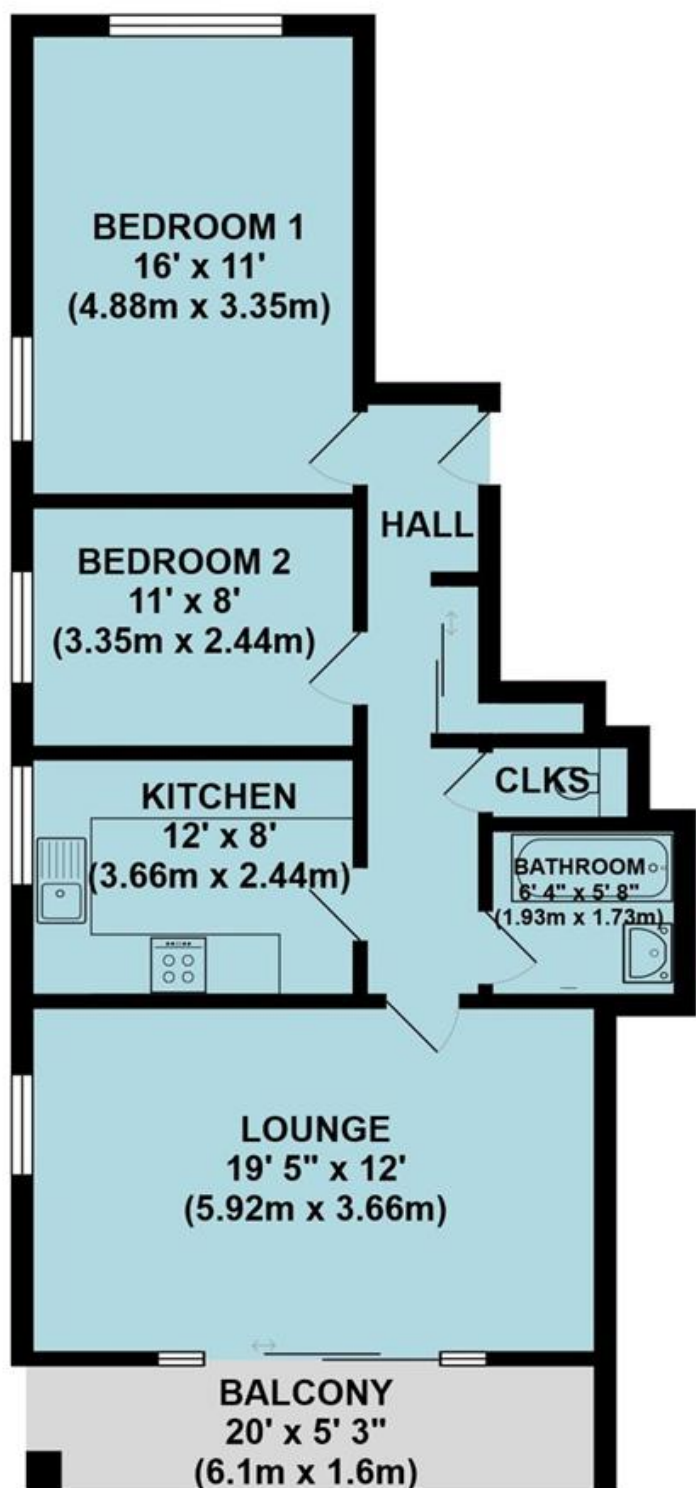
Key Features

- MODERN CONTEMPORARY PURPOSE-BUILT GROUND FLOOR APARTMENT
- 19ft APPROX. LOUNGE/DINING ROOM
- 20ft APPROX. SUNNY ASPECT PRIVATE PATIO
- STYLISH MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN FITTED BATHROOM & SEPARATE CLOAKROOM
- EXCELLENT LOCATION CLOSE TO WESTBOURNE, LOCAL AMENITIES & PUBLIC TRANSPORT
- GARAGE IN A NEARBY BLOCK
- MAINT £120 PM - 999 YEAR LEASE FROM JUNE 2007

The Property

A personal front entrance door with spyhole leads through to the good size welcoming entrance hallway with a cupboard with glass sliding door providing storage. Modern, contemporary wood effect doors lead off to all rooms and the lounge/dining room. The dual aspect, southerly aspect lounge/dining room is a particular feature in our view and offers great space with a suspended ceiling with downlighters and running along one edge are LED lights. There are 3/4 width double glazed sliding patio doors with plantation shutters leading out onto the covered balcony with a pleasant view over the communal gardens with ample space for table and chairs. A stylish, beautiful kitchen only approximately 2 years old with ample soft closing storage units and drawers, quartz effect worksurfaces and part brick effect tiled walls, display shelving, wood effect laminate

flooring and integrated dishwasher. The main bedroom is dual aspect and a great size offering ample space for free standing or fitted furniture and has fitted plantation shutters. Bedroom two is a double bedroom with plantation shutters. There is a modern, contemporary fully tiled bathroom comprising of a white suite, vanity unit with soft closing drawers below and mirror light. To the side of this is a separate cloakroom. The development is set within very well-maintained communal grounds and there is some residents parking we understand on a first come first served basis - parking restrictions apply and there is a garage in a nearby block. The property is located on the doorstep of local amenities and excellent bus services. Westbourne is a short walk away with its fashionable bars, bistros, cafes, restaurants and shopping facilities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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