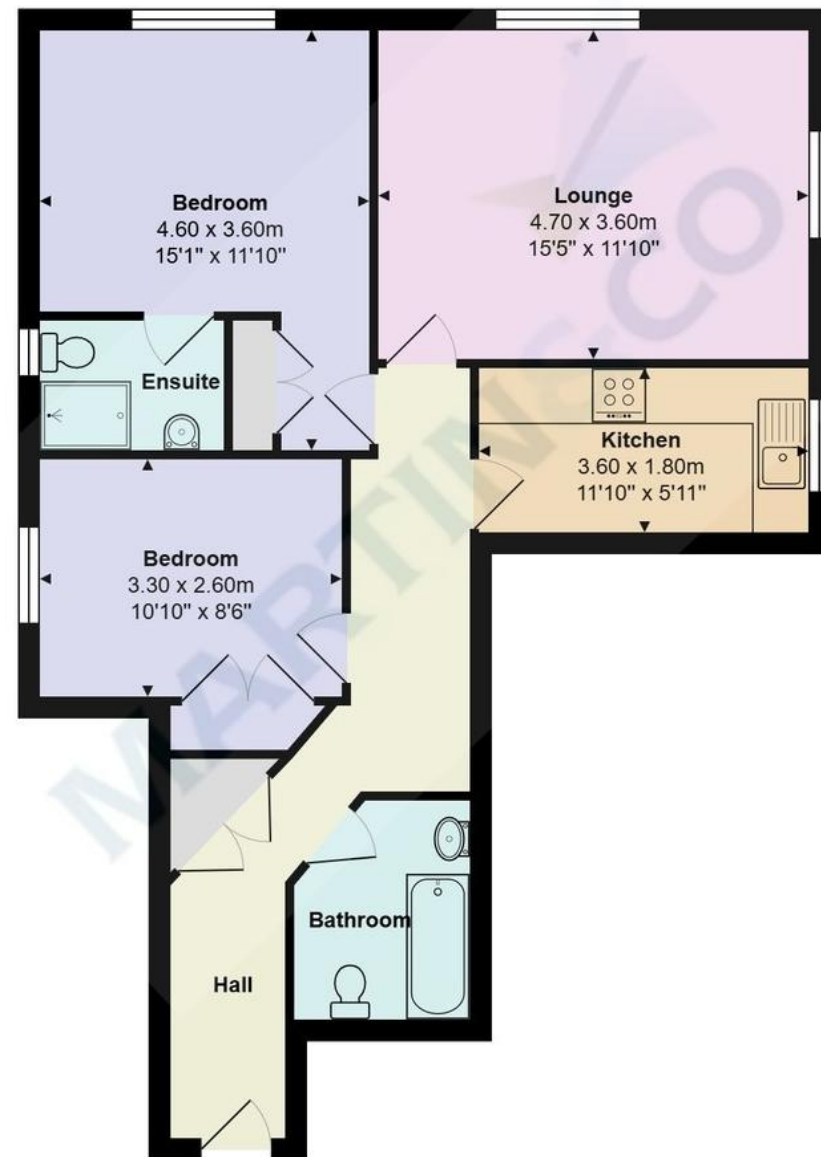


Property Location Westbourne, Bournemouth

Westbourne is one of Bournemouth's most established and desirable residential and shopping districts, situated just west of Bournemouth town centre and close to the coastline. It has a distinctive village atmosphere, combining attractive residential streets with an independent shopping centre, cafés, restaurants and excellent access to the beach. The location is well placed for access to Bournemouth town centre, Westbourne, Poole and the wider Dorset coastline. Bournemouth railway station is approximately 2.1 km away, while Branksome station is around 2 km away.



Total Area: 67.9 m² ... 731 ft²

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Norwich Avenue West, Bournemouth

Offers Over £180,000

Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Key features:

- Allocated Parking
- Two Double Bedroom
- Ground Floor Flat
- Gated Development
- Lift to All Floors
- 988 Year Lease
- Integrated Kitchen
- Two Bathrooms
- En-Suite Shower
- Spacious Throughout
- Gas Central Heating
- Excellent Location
- No Forward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

A well-proportioned two bedroom ground floor apartment, situated within an attractive and well-maintained gated development in a highly convenient Bournemouth location.

The property benefits from two double bedrooms, two bathrooms, a separate fitted kitchen, spacious lounge and allocated parking. The property is offered with no forward chain, making it an appealing proposition for both owner occupiers and investors.

Access is through the development's secure gated entrance with well-maintained communal areas leading to the ground floor accommodation. The ground floor position provides particularly convenient access. Upon entering, the hallway provides access to the principal rooms and offers useful storage. The lounge, measuring approximately 15'5" x 11'10", provides plenty of room for seating together with additional furniture. The large window allows an abundance of natural light into the room, creating a bright and welcoming living space. The separate fitted kitchen is conveniently positioned alongside the lounge and offers a practical range of wall and base units, work surfaces and integrated appliances. There are two well-proportioned double bedrooms. The master bedroom is particularly impressive, measuring approximately 15'1" x 11'10" and benefiting from built-in storage together with a private en-suite shower room. The second bedroom measures approximately 10'8" x 8'6" and provides a versatile additional room, suitable as a double bedroom, guest room or home office. A separate family bathroom completes the accommodation and is fitted with a white suite including bath, WC and wash hand basin.

The property further benefits from double glazing and gas central heating.

The development benefits from secure gated access, creating a well-maintained, attractive setting for residents and lift access to all floors from the carpark. There is an allocated parking space.

Agent's Notes:

Tenure: Leasehold

Term: 988 years remaining

Annual Ground Rent: £NIL

Annual Service Charges: £1,991

Management Company: Foxes

Parking: One allocated

Tax Band: C | EPC Rating: C

Pets & Holiday Lets: Not Permitted

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations.

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

