



Not for marketing purposes INTERNAL USE ONLY

Warwick Glen West Hill Road  
BOURNEMOUTH



Warwick Glen West Hill Road  
BOURNEMOUTH BH2 5PQ

for sale  
£145,000



### Property Description

Nestled in the bustling heart of Bournemouth, this 2nd-floor flat blends convenience with modern comfort. Located near the lively Town Center and just minutes from Bournemouth Beach, it's ideal for those who love an active urban lifestyle. The open-plan living space features a sleek kitchen and cozy lounge, sunlit via large windows, offering a perfect blend of practicality and style. A spacious double bedroom and a modern, well-equipped bathroom complete the home. Double glazing ensures quiet, peaceful living, letting you unwind or entertain with ease. This flat's prime location, thoughtful design, and practical upgrades make it a standout choice for city living. Don't miss the chance to explore this charming home—schedule a viewing today.

### Entrance Hall

### Lounge/Kitchen

20' 4" x 9' 6" ( 6.20m x 2.90m )

Standing appliances, brand new cupboards and surfaces. New sink.

### Bedroom 1

15' 5" x 8' 4" ( 4.70m x 2.54m )

Double glazed window to side aspect, cupboards.

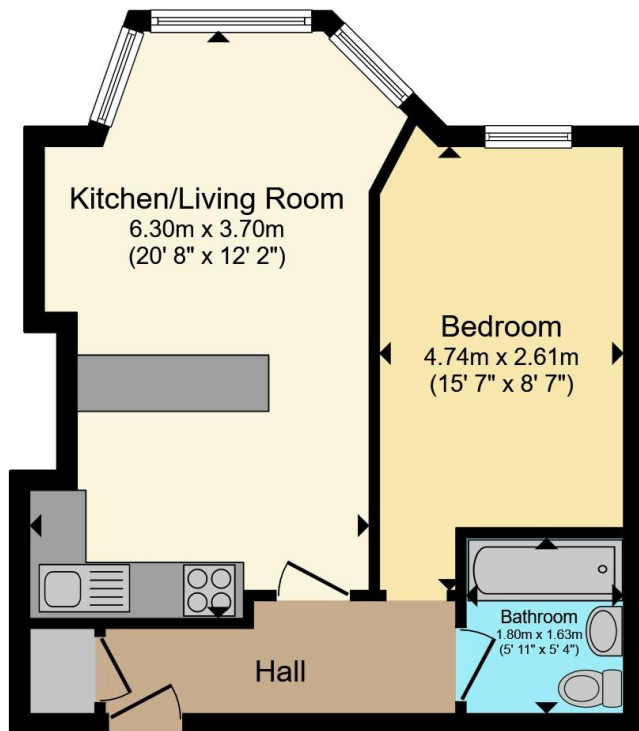
### Bathroom

5' 8" x 5' 3" ( 1.73m x 1.60m )

Shower over bath, white units and beige tiles.







Total floor area 40.6 m<sup>2</sup> (437 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01202 525 411**  
**E [winton@connells.co.uk](mailto:winton@connells.co.uk)**

689 Wimborne Road  
BOURNEMOUTH BH9 2AT

EPC Rating: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WIN307043 - 0001