



## **Flat 8**

**Poole Road | Westbourne | Bournemouth | BH4 9DB**

**Asking Price £399,950**



**QSALES &  
LETTINGS**

# Flat 8

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Bournemouth | BH4 9DB

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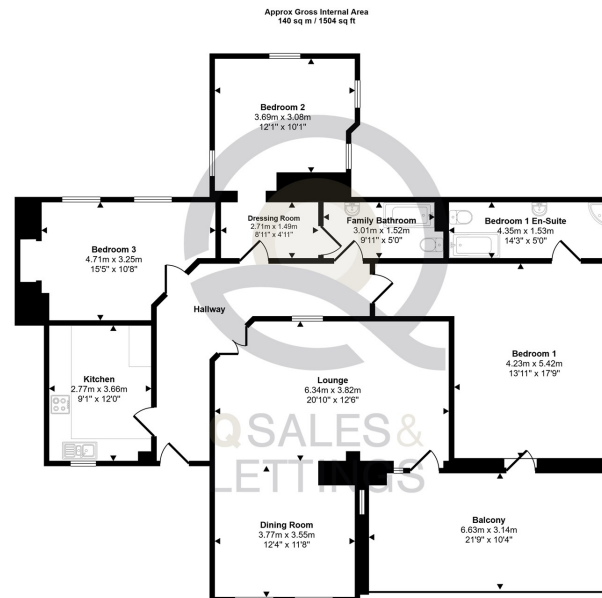
A modern and spacious **THREE-bedroom** first-floor apartment, ideally situated in the heart of Westbourne.

The property features a large open lounge and dining area, enhanced by high ceilings throughout, creating a bright and airy feel. The lounge also leads onto the large sunny terrace also accessed from master bedroom.

The well-proportioned kitchen is fitted with an oven, hob and extractor hood.

The master bedroom benefits from a private en-suite bathroom with separate shower enclosure.

- **THREE bedroom first floor apartment located in Westbourne.**
- **Large sunny terrace accessed from lounge and master bedroom**
- **The master bedroom benefits from a private en-suite bathroom with separate shower enclosure.**
- **High ceilings throughout**
- **Modern throughout**
- **The hallway includes a Jack & Jill bathroom, which could be a family bathroom.**
- **Further highlights include a generous balcony, ideal for outdoor relaxation, and one allocated parking space.**
- **Gas centrally heated throughout.**



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 300.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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