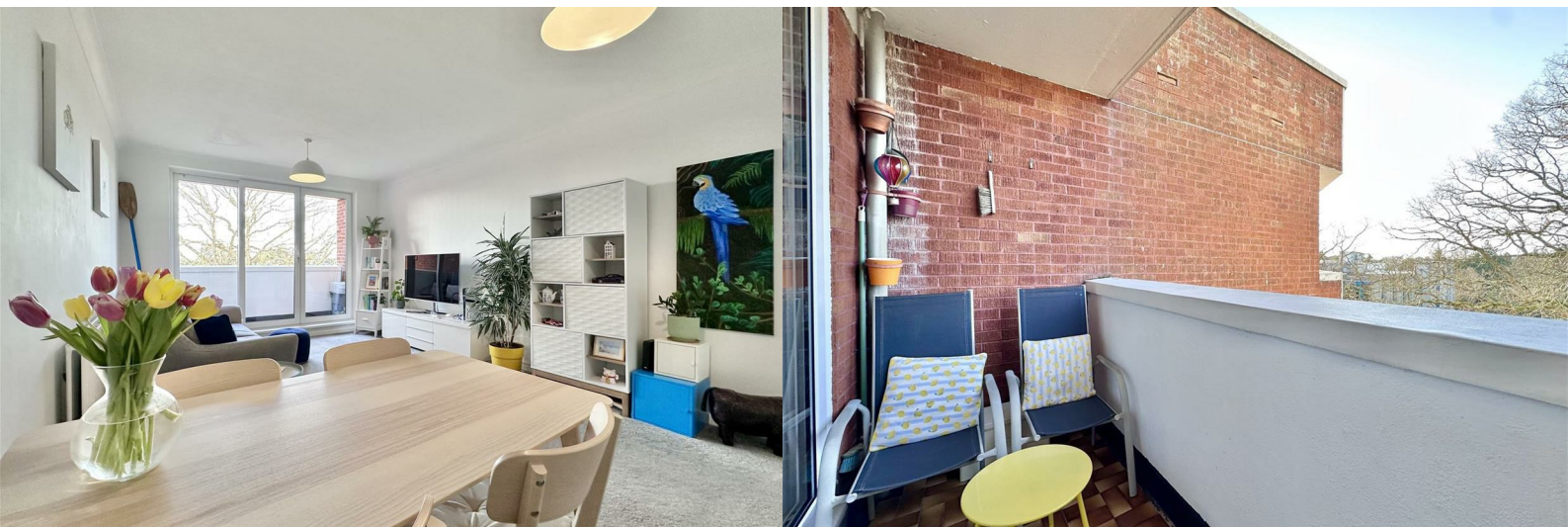




94 Princess Road

Westbourne, Poole, BH12 1BW

Guide price £250,000



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This deceptively spacious two bedroom apartment located on the fifth (and top) floor is ideal for first time buyers or those looking for a holiday home on the south coast. Just a few minutes walk away from Westbourne Village with its array of shops, coffee houses and restaurants.

The property has recently been decorated throughout and offers light and airy accommodation. One of the key features to the apartment is the private, south facing balcony which can be accessed from the lounge.

The entrance hall has doors leading to all rooms along with a large storage room and separate cupboard. The lounge/diner is of a generous size and has a front facing aspect. A sliding patio door (installed in 2022) leads on to the private balcony. The balcony is south facing and sheltered providing use all year around.

The kitchen benefits from a range of wall and base units with work surfaces and an integrated oven and electric hob. There is space for further appliances such as a fridge/freezer, washing machine and tumble dryer.

There are two bedrooms, both of which overlook the rear aspect. The second bedroom benefits from a storage cupboard which houses the Worcester Bosch gas combi boiler (installed in 2023).

The bathroom has fully tiled walls, a bath with shower over and shower curtain, wash hand basin and WC with vanity unit.

Externally the property benefits from an allocated garage directly outside the entrance to the block along with visitors parking. On road permit parking is available for £69 per annum through BCP council. There is an intercom entry system accessing the block as well as a lift servicing all floors. There is also access to the well maintained

communal grounds with a gated entrance accessing Poole Road.

Tenure: Share of Freehold
Lease remaining - 980 years

Service charge approx: £759.31 every 6 months (£1518.62 per annum)

Council Tax Band: C

Holiday lets/Airbnb are not permitted. Some pets are accepted subject to the management companies consent.

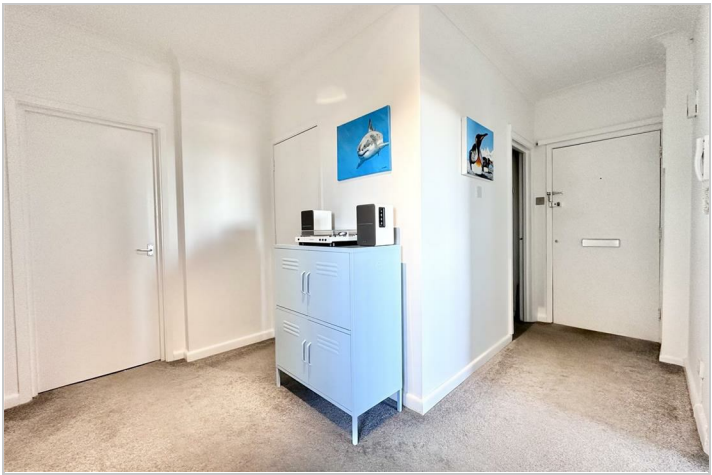
The property is located in the popular Westbourne, BH4 location within walking distance of Westbourne with its plethora of shops, restaurants, bars and coffee houses. The beaches at Alum Chine and Branksome Dene are also close by. Bus routes are within close proximity and can service Bournemouth & Poole. The local train station at Branksome which provides a direct line into London Waterloo is approximately a 15 minute walk away.

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Road Map



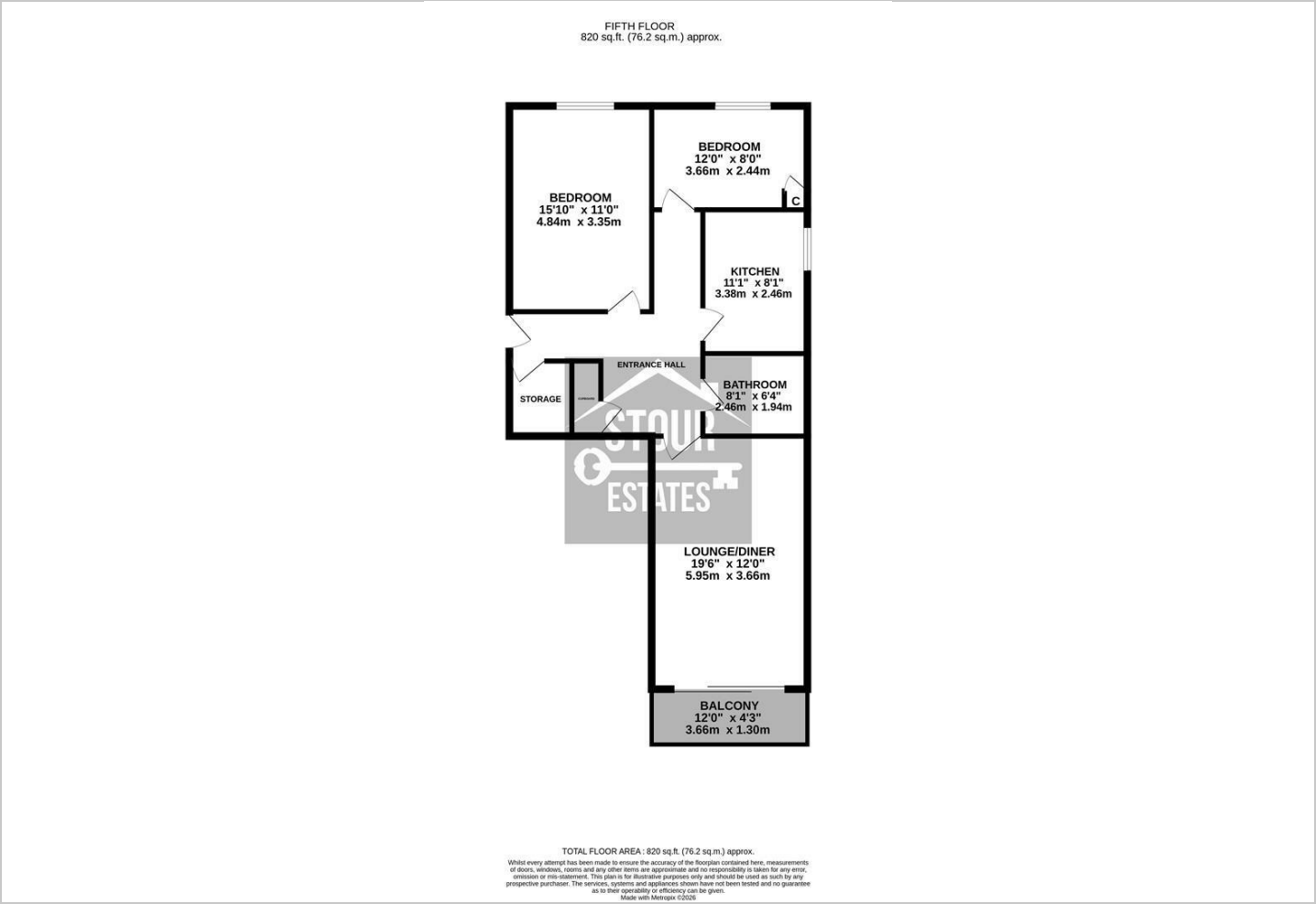
Hybrid Map



Terrain Map



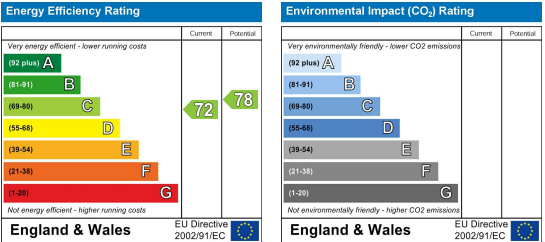
Floor Plan



Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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