



Flat 8

Poole Road | Westbourne | Bournemouth | BH4 9DB

Asking Price £435,000



QSALES &
LETTINGS

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Bournemouth | BH4 9DB
Asking Price £435,000**

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.

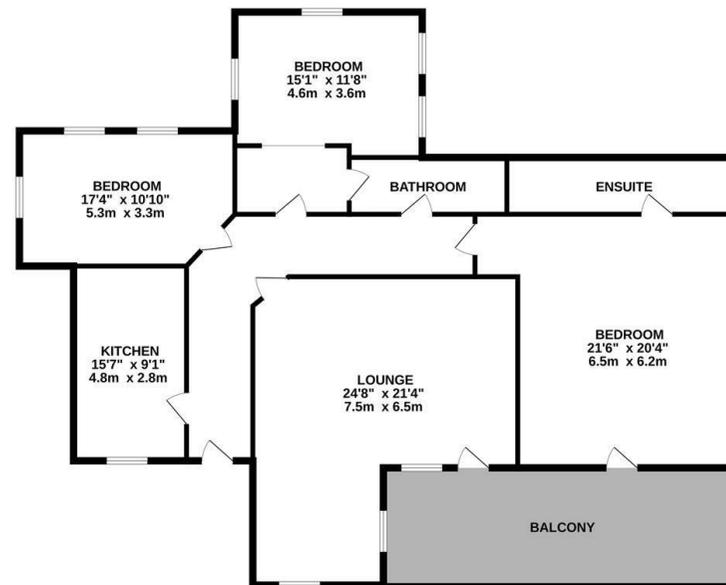
The well-proportioned kitchen is fitted with an oven, hob and extractor hood.

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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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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