



£160,000

30 Poole Road, Bournemouth, BH4 9DD



SAXE COBURG™

Property Experts







Nestled on Poole Road in the vibrant area of Bournemouth, this charming second-floor flat offers a delightful living experience. Spanning an impressive 526 square feet, the property features a well-appointed reception room that provides a welcoming space for relaxation and entertainment. The flat comprises one spacious bedroom, perfect for restful nights, and a modern bathroom that has been tastefully updated.

One of the standout features of this apartment is its recent refurbishment, ensuring that the interiors are fresh and contemporary. The heating is conveniently included in the service charge, providing peace of mind during the colder months.

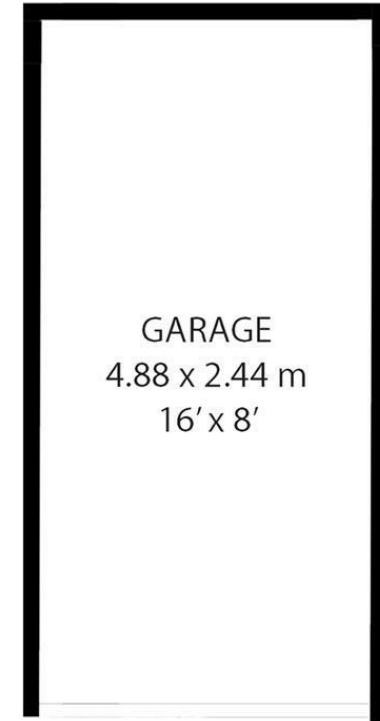
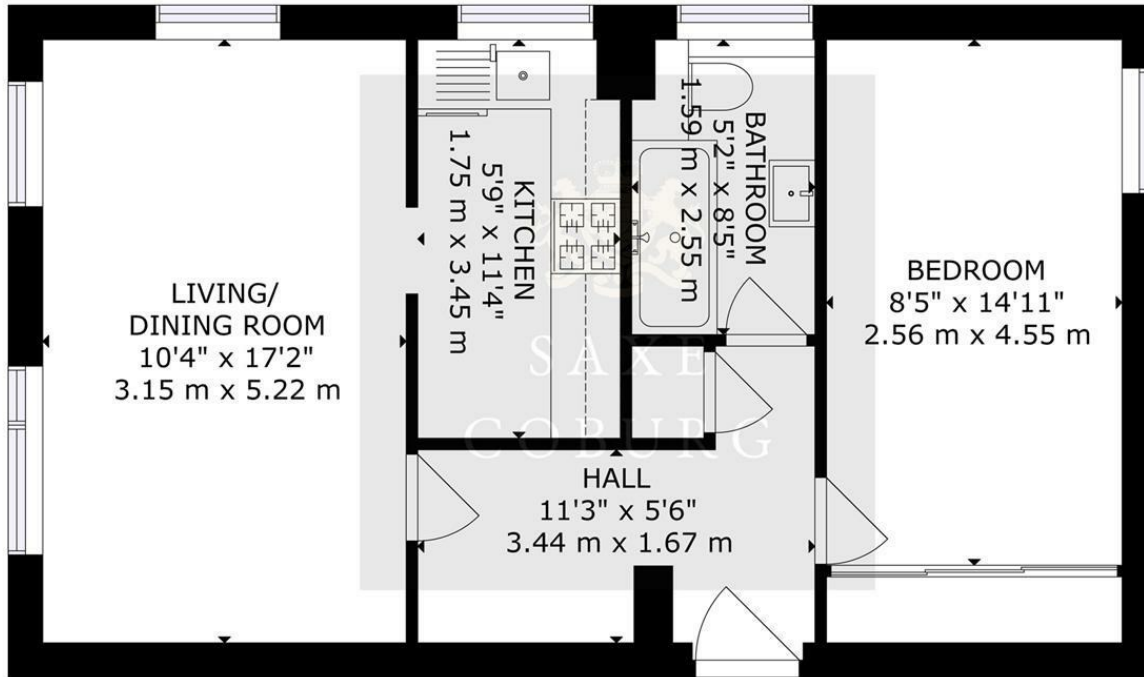
Additionally, residents will appreciate the benefit of a garage, offering secure parking and extra storage space. The location is particularly appealing, as it is within walking distance to Westbourne High Street, where a variety of shops, cafes, and amenities await.

This flat presents an excellent opportunity for those seeking a comfortable and stylish home in a sought-after area of Bournemouth. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.



## FEATURES & SPECIFICATIONS

- 1 bed 2nd floor flat
- Garage included
- Near Westbourne High St
- Heating in service charge
- Recently refurbished
- Located on Poole Road
- 1 reception room
- 1 bathroom
- Flat, 526 sq ft
- Viewing recommended



GROSS INTERNAL AREA  
TOTAL: 526 sq.ft, 49 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(09-80) C			
(55-68) D				(05-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		60	66	EU Directive 2002/91/EC			
England & Wales				England & Wales			





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