



Q | Quinn & Co
ESTATE AND LETTING AGENTS

Poole Road, Bournemouth

- Three double bedrooms
- Fourth floor
- Modern shower room + ensuite bathroom
- Enclosed west facing balcony

Offers Over £300,000
EPC Rating 'C'

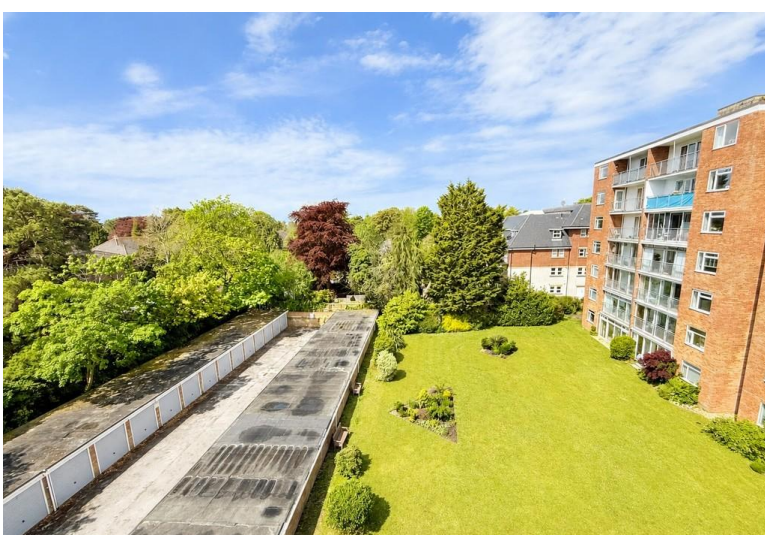




Property Description

This spacious and beautifully presented three double bedroom, two bathroom fourth-floor apartment is ideally positioned just moments from the vibrant amenities of Westbourne, renowned for its boutique cafés, restaurants, bars and award-winning sandy beaches, while also offering convenient access to the A338 commuter route.

The property offers generous and well-balanced accommodation throughout, featuring a bright and airy lounge/dining room with sliding doors opening onto a private west-facing enclosed balcony overlooking the beautifully maintained communal gardens - the perfect space to relax and enjoy the afternoon and evening sun.





A spacious L-shaped entrance hallway provides excellent built-in storage with three separate cupboards. The contemporary fitted kitchen is superbly appointed with a double oven, six-burner gas hob with extractor hood, integrated tall fridge and freezer, dedicated space for both a washing machine and tumble dryer, together with a highly practical pantry cupboard.

The principal bedroom is an impressive size and benefits from extensive floor-to-ceiling fitted wardrobes and a modern ensuite bathroom, while the second bedroom also features generous built-in wardrobes. The third double bedroom is currently arranged as a home office, although comfortably accommodates a double bed if required. A stylish modern shower room completes the accommodation.

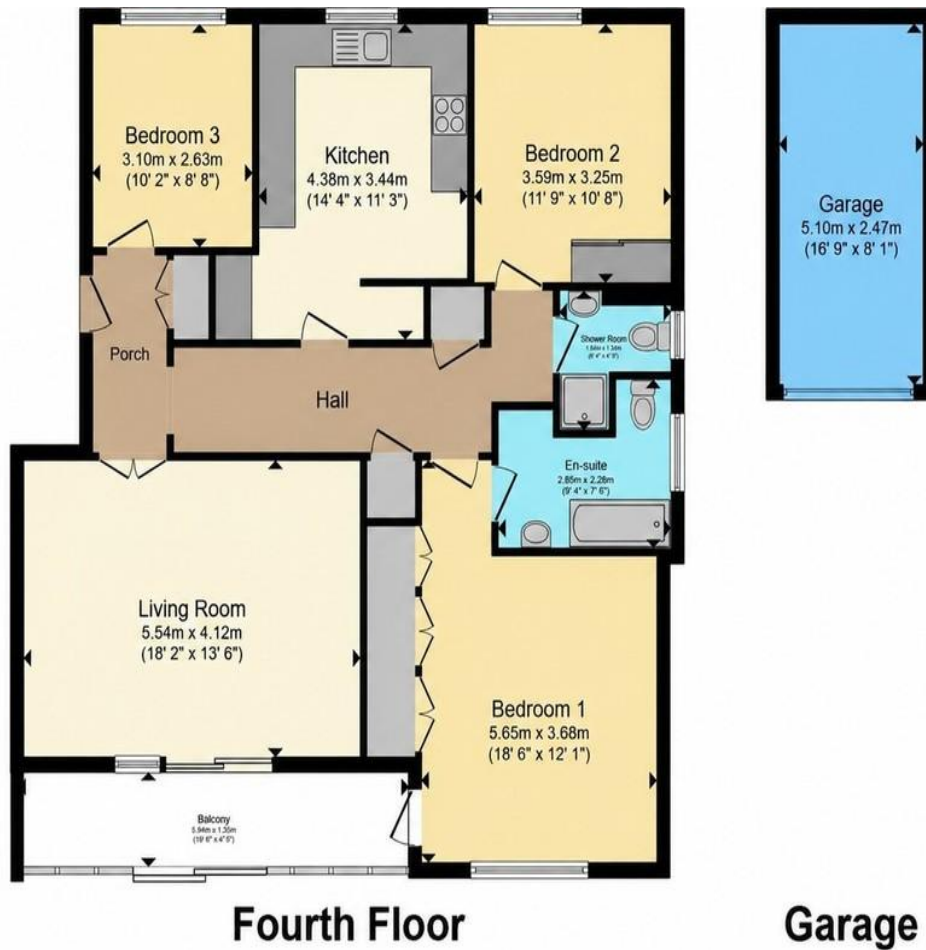
Further benefits include a private garage with electric door, residents' communal parking, a service lift, and beautifully maintained communal gardens.

The property is offered with approximately 133 years remaining on the lease, peppercorn ground rent, and maintenance charges of approximately £286 per month. Offered with no forward chain, a swift and straightforward purchase is possible.

Internal viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.







Total floor area 118.3 m² (1,274 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

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