



Lansdowne Gardens, Dorset, BH1

£85,000 *Leasehold*



A well presented two bedroom top floor apartment situated in a popular age exclusive development. Set close to good transport links and within easy reach of local amenities.

KEY FEATURES

- Age exclusive development for over 55
- Top floor
- Two bedrooms
- Lounge diner
- Modern kitchen
- Shower room
- Resident parking



Westbourne

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DESCRIPTION

Located in the heart of Bournemouth, this exceptionally well-presented top floor flat forms part of an exclusive development designed specifically for those over 55, offering an inviting blend of comfort, security, and convenience. The property boasts two generous bedrooms, a bright and spacious lounge diner perfect for relaxing or entertaining, and a modern kitchen equipped with contemporary finishes. The stylish shower room adds a touch of luxury, while excellent storage solutions throughout the flat ensure a clutter-free living environment.

Enjoy the peace of mind that comes with resident parking and a dedicated house manager available on-site, enhancing the sense of community and security. Residents have access to a range of impressive communal facilities, ideal for socialising with neighbours and hosting guests.

Perfectly situated, this home benefits from excellent transport links, ideal for exploring the coast or travelling into town with ease. Local amenities are just a stone's throw away, including shops, medical facilities, and cafes, ensuring all daily needs are met effortlessly.

This is a unique opportunity to secure a delightful property in one of Bournemouth's sought-after locations





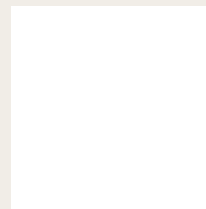
LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN260372>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Leasehold

Term: 89 years

Service Charge: £4560 per annum

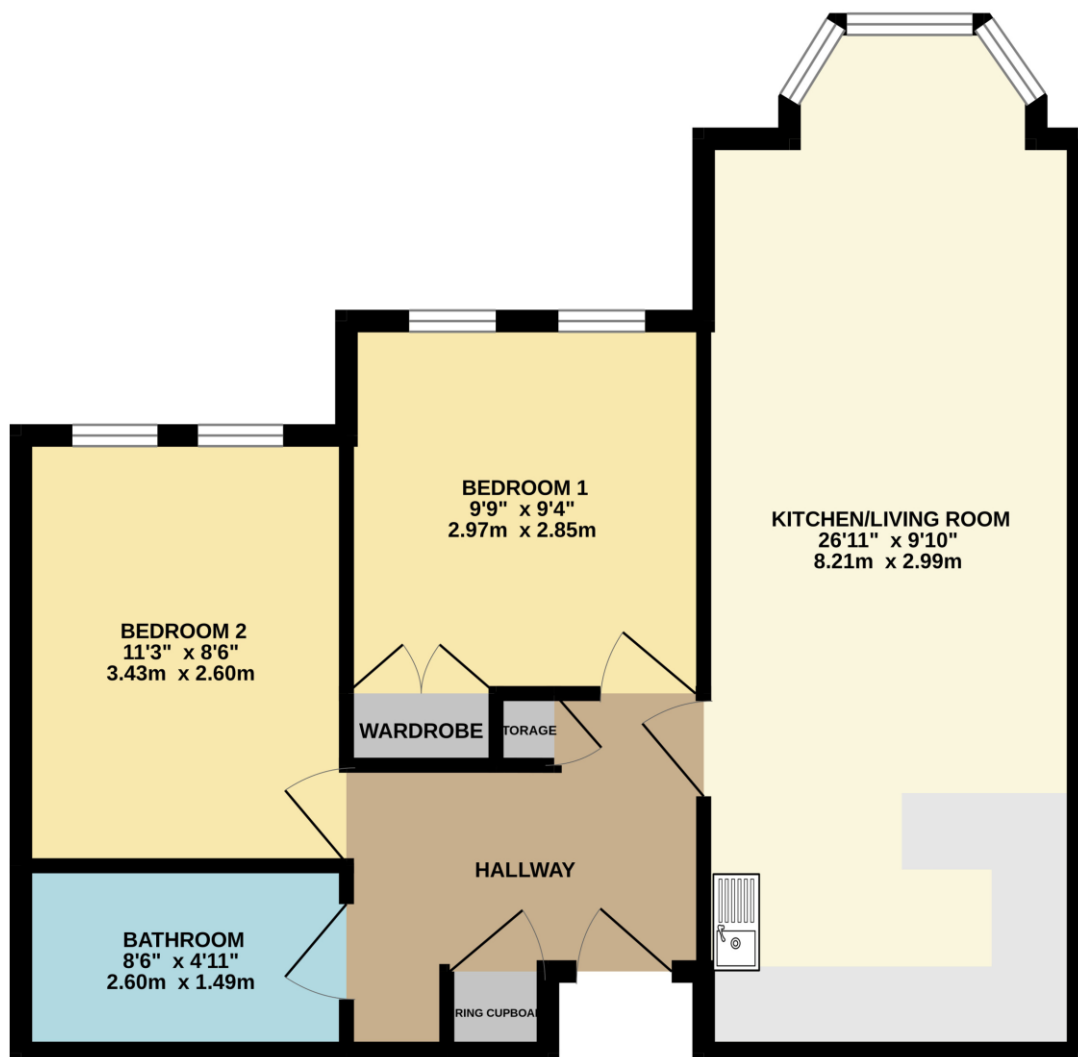
Ground Rent: £ 150 Annually (subject to increase)

Council Tax Band: B

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THIRD FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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