

Clarendon Road, Dorset, BH4

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£210,000 *Share of Freehold*

A very spacious two double bedroom ground floor apartment situated on the very popular tree lined Clarendon road in Westbourne. Close to local amenities, good transport links and the beach. The property requires some internal refurbishment to realise its true potential.

KEY FEATURES

- Ground floor
- Two double bedrooms
- Large lounge
- Kitchen diner
- Shower room & separate wc
- Private patio
- Garage





Westbourne

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DESCRIPTION

Located in the sought-after area of Westbourne, this ground floor flat offers two double bedrooms, a spacious lounge, a kitchen diner, a shower room, and a separate wc. The property also boasts a private patio and a garage.

In need of some modernisation, this flat provides the perfect opportunity for those looking to put their own stamp on their living space. With vacant possession available, the potential for this property is endless.

Benefitting from a convenient location, residents can enjoy a short, level walk to Westbourne, where a variety of shops and amenities can be found. Good transport links make commuting a breeze, and the beach is just a stone's throw away for those seeking a coastal escape.

This ground floor flat is perfect for those looking for a project and a comfortable living space in a prime location.







LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.
The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway

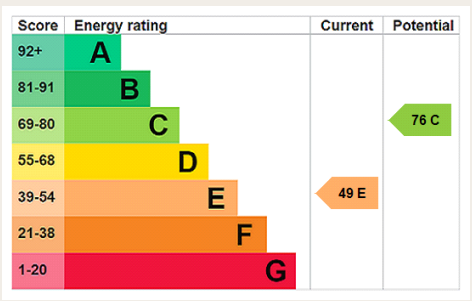
MATERIAL INFO

Tenure: Share of Freehold
Term: 173 years
Service Charge: £3400 per annum
Council Tax Band: D
EPC rating: E

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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.



GROUND FLOOR
978 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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