



Cambridge Road, Dorset, BH2

£165,000 *Leasehold*



A well presented first floor apartment set within this modern development. The property is in good order throughout and offers bright modern accommodation and beautiful communal gardens. Vacant possession.

KEY FEATURES

- Modern purpose built development
- First floor
- One double bedroom
- Lounge diner
- Modern kitchen & bathroom
- Residents parking
- Pets with permission
- Beautiful communal gardens



Westbourne

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DESCRIPTION

Located in the heart of Bournemouth, this superb first floor flat forms part of a modern, purpose-built development, offering a stylish and contemporary feel throughout. Presented in excellent condition, the home provides well-appointed living accommodation and a wealth of features designed for comfortable, low-maintenance living.

The flat comprises a spacious double bedroom and a sleek, modern bathroom, alongside a generous lounge diner that creates an ideal space for both relaxing and entertaining. The adjoining kitchen is equipped with modern fittings and ample storage, perfectly designed for those who appreciate both style and functionality.

Set within beautifully maintained communal gardens, this property offers a tranquil outdoor environment for residents to enjoy. There is first come first serve residents parking.

Situated with easy access to both Westbourne and Bournemouth town centre, the flat boasts an array of local amenities, including popular cafés, shops, and excellent eateries. Residents will also benefit from being close to Bournemouth's stunning beaches, perfect for weekend strolls or summer days out, as well as reliable transport links for easy commuting or leisure trips.

This delightful home presents a fantastic opportunity for first-time buyers, downsizers, or investors alike.





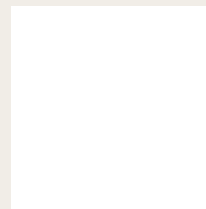
LOCATION

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



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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.

MATERIAL INFO

Tenure: Leasehold

Term: 111 years

Service Charge: £1600 per annum

Ground Rent: £ 200 Annually (subject to increase)

Council Tax Band: B

EPC rating: C

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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, stairways, corridors and any other areas are approximate and we do not intend to be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, appropriateness and completeness of this plan has been checked and no guarantee is given in this regard. We do not intend to be held responsible for any errors, omissions or misstatements. Measurements are given in feet and inches and in metres. Measurements are given to the nearest millimetre.

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