



Norwich Avenue West, Dorset, BH2

£250,000 *Share of Freehold*

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An exceptionally well presented two bedroom first floor apartment set within this modern gated development. Offering bright, spacious accommodation throughout with secure underground parking.

KEY FEATURES

- Modern purpose built development
- Two double bedrooms
- Two contemporary bathrooms
- Fitted kitchen
- Lounge diner
- Tree views
- Secure underground parking



Westbourne

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DESCRIPTION

Situated in the desirable area of Westbourne, this immaculate first floor flat sits within a modern, purpose-built development, offering both style and convenience. Spanning approximately 660 sqft, the property boasts excellent proportions and a thoughtful layout, ideal for contemporary living.

The flat comprises two generously sized double bedrooms, each providing ample space for relaxation. There are two modern bathrooms, finished to a high standard, ensuring both comfort and practicality for residents or guests. The lounge diner enjoys a tranquil ambience, with delightful views of neighbouring trees providing a sense of calm and privacy.

The fitted kitchen is both sleek and functional, equipped with quality appliances and generous storage, perfect for those who enjoy cooking

and entertaining. Further storage solutions throughout the property ensure clutter-free living.

Secure gated underground parking is provided, giving residents peace of mind and added convenience. The property benefits from good storage, making it ideal for professionals or a small family seeking a premium lifestyle.

Situated close to excellent transport links, this flat is well connected for commuting or exploring the local area. Westbourne's vibrant array of boutique shops, cafés, and restaurants are within easy reach, while Bournemouth's famous gardens and stunning beaches are only a short walk away—offering the very best of coastal and urban living.

This property presents an exceptional opportunity to acquire a home in excellent condition, set in a sought-after location with a host of amenities nearby.





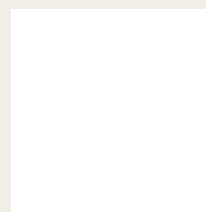
LOCATION

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: Share of Freehold

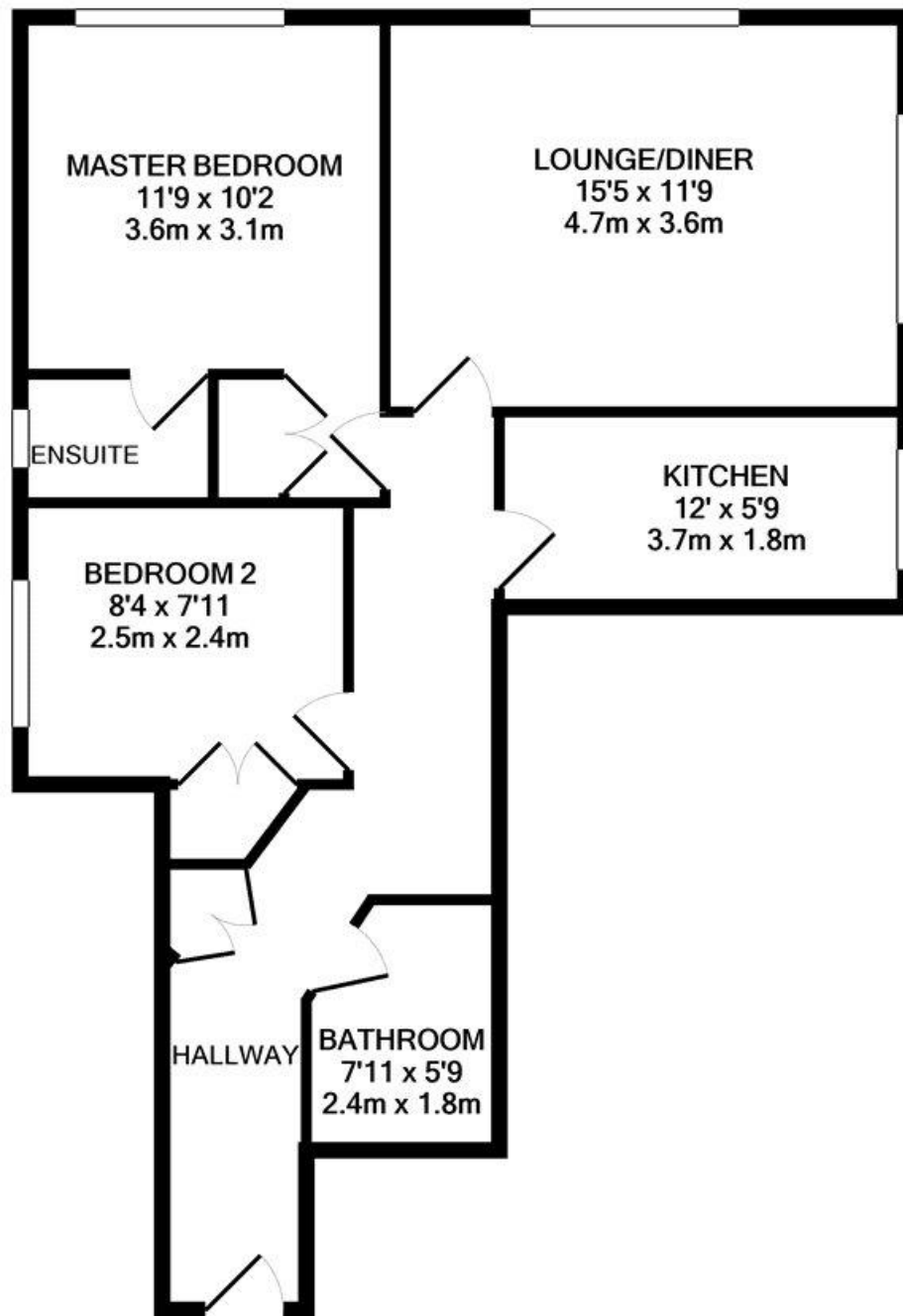
Term: 989 years

Service Charge: £1990 per annum

Council Tax Band: C

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 660 SQ.FT. (61.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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