



Balcombe Road, Dorset, BH13

£750,000 *Share of Freehold*



Albany House is a modern development of privately owned apartments situated in one of the areas most prestigious tree lined roads. The apartment is situated on the ground floor and offers incredibly spacious accommodation throughout with two private south facing outside areas.

KEY FEATURES

- Ground floor
- Three double bedrooms
- Two reception rooms
- Kitchen breakfast room
- Two bathrooms
- South facing patio & balcony
- Double garage



Westbourne

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DESCRIPTION

The apartment is situated on the ground floor and is accessed via a communal entrance to the rear of the development. A private front door leads into the entrance hallway which houses a storage cupboard, airing cupboard, the WC and doors to principal rooms.

The lounge is a good size with a bay window which overlooks the immaculately maintained communal gardens, there is also access onto a large south facing private patio. The dining room can be entered via either the kitchen or via the lounge and there is ample space for a sizable table and access through sliding patio doors onto the second south facing balcony. The kitchen is fitted with a range of base & eye level work units with space and plumbing for domestic appliances and there is also room for breakfast table. The utility room also benefits from base and eye level work units with space and plumbing for washing machine and tumble dryer.

There are three double bedrooms with the master bedroom having the added benefit of fitted wardrobes and an ensuite bathroom with suite comprising of a WC, wash hand basin, cubicle shower and bath. The family bathroom is tiled and comprises of a suite to include WC, wash and basin and panel bath.

There is a double garage located towards the rear of the development which is especially long in length.





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 postcode on www.checker.ofcom.org.uk

MATERIAL INFO

Tenure: Share of Freehold

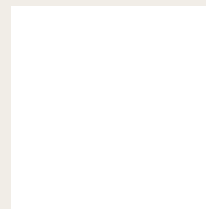
Term: 969 years

Service Charge: £2845 per annum

Council Tax Band: G

EPC rating: C

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

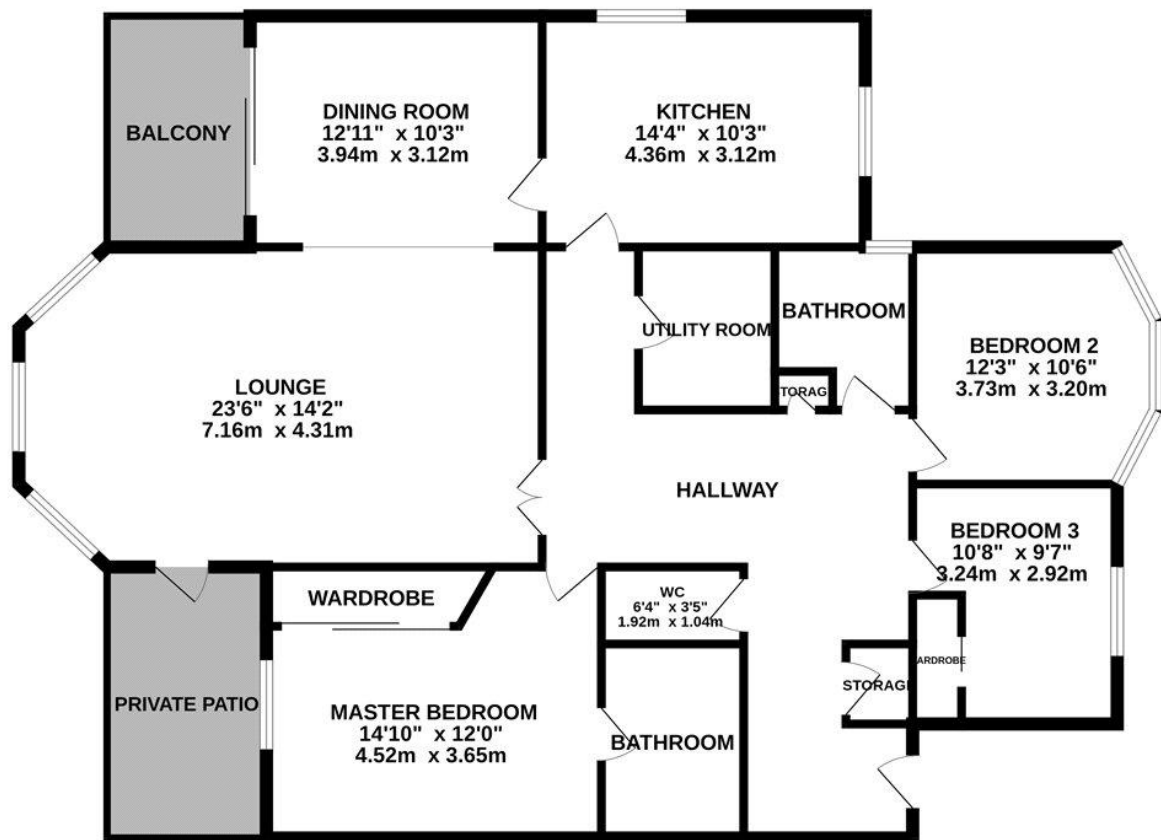


<https://www.winkworth.co.uk/sale/property/WBN260171>

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1372 sq.ft. (127.5 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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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