



Norwich Avenue, Dorset, BH2

£167,500 *Share of Freehold*



A bright, well presented two bedroom apartment situated close to the town centre. Comprising modern accommodation throughout and offered with vacant possession.

KEY FEATURES

- First floor
- Two double bedrooms
- Good size lounge
- Modern fitted kitchen & bathroom
- Allocated parking
- Double glazed & gas fired central heating
- 978 year lease, nil ground rent



Westbourne

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DESCRIPTION

Situated in the heart of Bournemouth, this immaculate first floor flat presents an ideal opportunity for those seeking stylish and convenient living. Boasting two spacious double bedrooms and a generous lounge, the property offers both comfort and flexibility for entertaining or relaxing alike.

The modern fitted kitchen is designed for ease of use, featuring contemporary finishes that are both practical and attractive. A recently updated bathroom adds to the sense of quality throughout. The flat benefits from double glazing and gas fired central heating, ensuring year-round warmth and energy efficiency.

Allocated parking provides peace of mind, while vacant possession means you can move straight in without delay. The building's proximity to local amenities makes day-to-day living simple, with

shops, cafes, and essential services just moments away.

Enjoy excellent transport links for commuting further afield, and relish a short, pleasant stroll into the bustling town centre with its wide selection of restaurants, boutiques, and entertainment venues. The renowned Bournemouth beach is also conveniently close, perfect for weekend walks, family outings, or simply soaking up the seaside atmosphere.

With its superb condition, excellent location, and thoughtful features, this flat is ready to welcome its next owner.





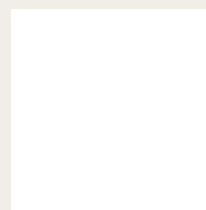
LOCATION

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/WBN260337>

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: 978 years

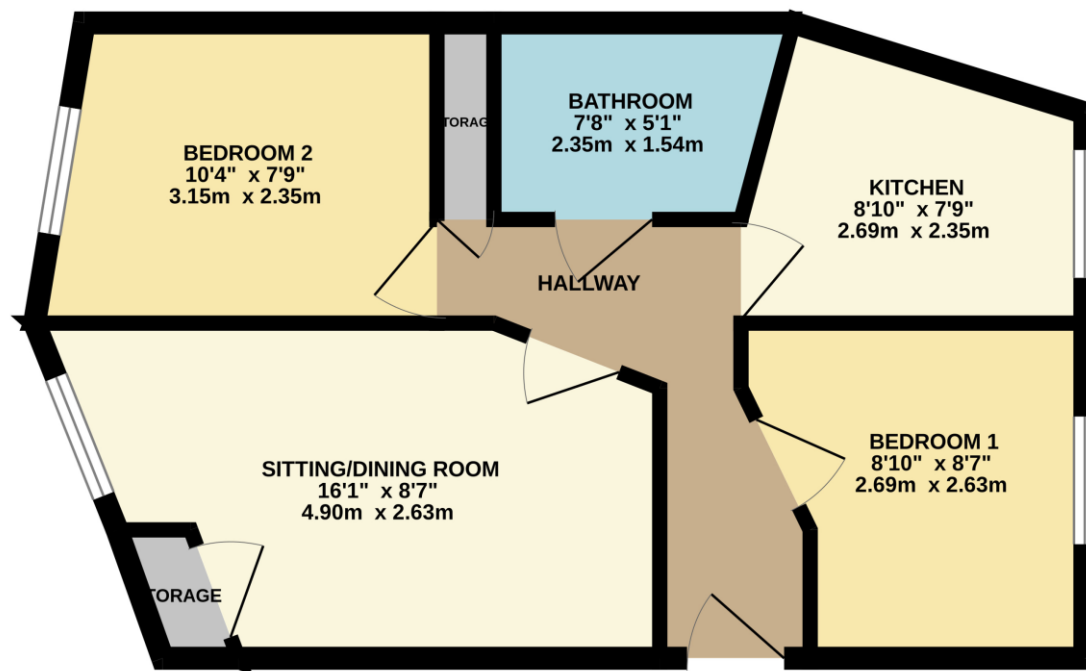
Service Charge: £1050 per annum

Council Tax Band: A

EPC rating: C

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

FIRST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 413 sq.ft. (38.3 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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