



## ELMDON TOWERS, 4 CAMBRIDGE ROAD, BOURNEMOUTH, DORSET, BH2

### **£250,000 SHARE OF FREEHOLD**

A very spacious and well presented two bedroom first floor apartment. Situated between the two centres of both Westbourne and Bournemouth and within easy reach of the beach and good transport links. Offered with vacant possession.

Character conversion | First floor | Two double bedrooms | Large lounge  
| Kitchen breakfast room | Two bathrooms | Private sun terrace |  
Allocated parking | Vacant possession

Westbourne | 01202 767633 |

**Winkworth**





## 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.





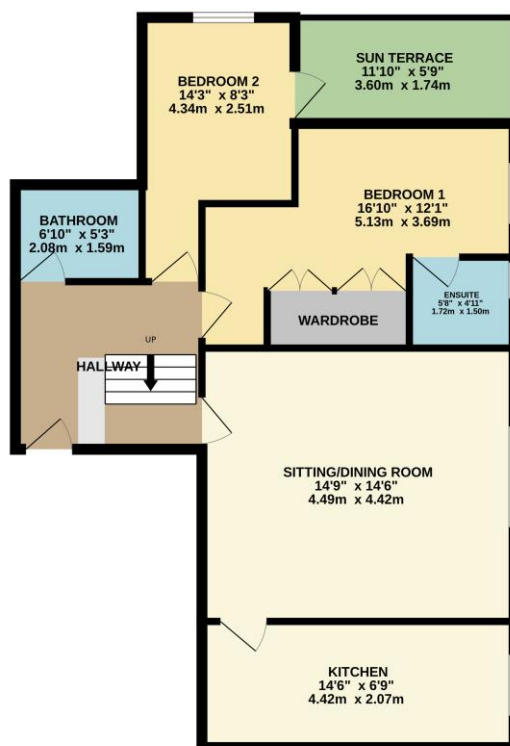
## DESCRIPTION

We are pleased to present this charming first-floor flat in Bournemouth, offering a characterful conversion with two double bedrooms, a spacious lounge, a kitchen breakfast room, and two bathrooms. The property also features a private sun terrace and allocated parking.

Situated between the vibrant shopping centres of Westbourne and Bournemouth, this location provides easy access to a range of amenities, good transport links, and of course, the beautiful beach nearby.

Offered for sale in very good condition with vacant possession.

FIRST FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 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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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** C

**TENURE:** Share of Freehold 163 year lease remains

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1492 per annum

## AT A GLANCE

- Character conversion
- First floor
- Two double bedrooms
- Large lounge
- Kitchen breakfast room
- Two bathrooms
- Private sun terrace
- Allocated parking
- Vacant possession

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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