



## WESTBOURNE ARCADE, POOLE ROAD, BOURNEMOUTH, DORSET, BH4

### £130,000 LEASEHOLD

This top (2nd) floor apartment offers spacious accommodation and is situated above the shops in the popular Westbourne Arcade. The property would benefit from some modernisation internally and offers excellent potential to create a fantastic apartment just a stones throw from the excellent variety of shops, bars and restaurants in Westbourne Village.

One double bedroom | Large Lounge diner | Excellent opportunity to improve | Utility room | Situated in the heart of Westbourne | Spacious accommodation

Westbourne | 01202 767633 |

Winkworth





## LOCATION

Westbourne village offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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

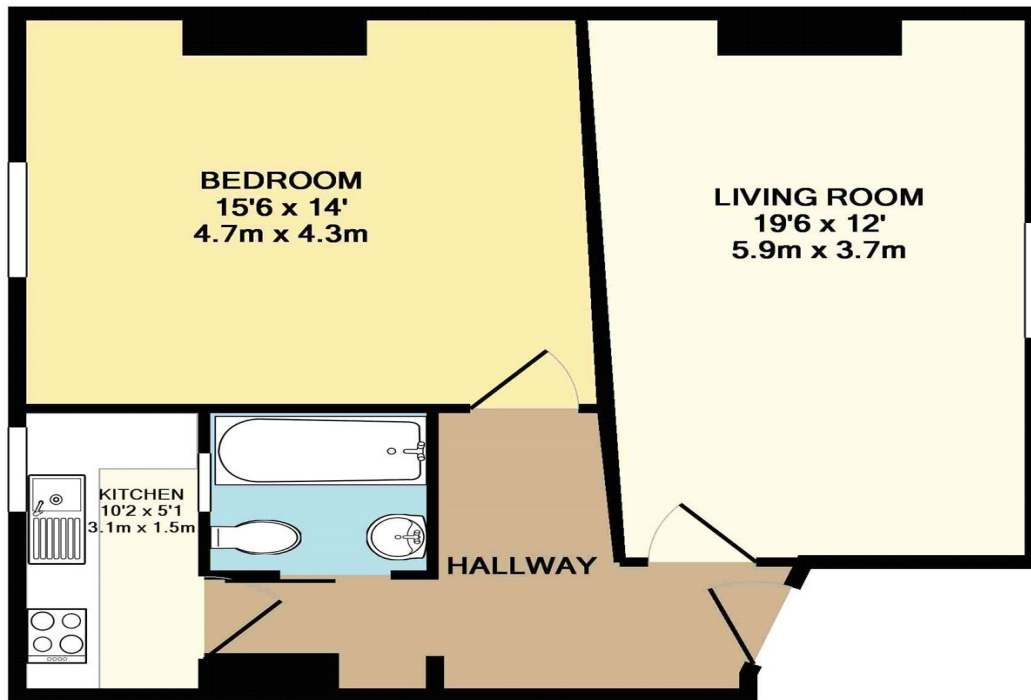
The property is accessed through a secure communal door where stairs lead to the second (top) floor landing where the apartment can be found. Throughout the apartment, the ceilings are high giving a real feeling of space and character.

The lounge is a spacious room with a rear (westerly) aspect window and has plenty of room for a sofa suite as well as a dining room table and chairs. The bedroom is another spacious room will easily accommodate a double bed, wardrobes and a selection of bedroom furniture as required and has a front aspect window.

The kitchen is fitted with a selection of cupboard and drawer units, adjoining work surface areas, has space for domestic appliances and a front aspect window.

The bathroom is fitted with a three piece suite to include a bath, low level wc and pedestal wash hand basin.

Being situated in the heart of Westbourne, there is a huge variety of independent shops, bars, restaurants and coffee shops within walking distance of the apartment.



TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 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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*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:** A

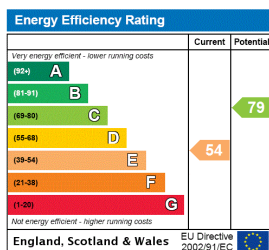
**TENURE:** Leasehold (96 years)

**LOCAL AUTHORITY:** Bournemouth

**SERVICE CHARGE:** As & When

**AT A GLANCE**

- One double bedroom
- Large Lounge diner
- Excellent opportunity to improve
- Utility room
- Situated in the heart of Westbourne
- Spacious accommodation



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