



HOMEWEST HOUSE, POOLE ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

£135,000 LEASEHOLD

This newly refurbished incredibly bright top floor retirement apartment is situated just a short level walk from the excellent range of shops, bars, restaurants and coffee shops in Westbourne Village. The apartment occupies an enviable position within the development and accommodation includes one double bedroom, a newly fitted kitchen with integrated appliances, a lounge overlooking the front of the property and a modern shower room. Homewest is a popular development due to its fantastic location and close proximity to local amenities.

Retirement apartment for over 60's | Top floor | Newly refurbished | Beautiful fitted kitchen | Modern shower with large walk in shower | Residents lounge | Short walk to Westbourne Village

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and 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 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 apartment is accessed through the well maintained communal entrance hallways where the stairs or lift lead to the top (3rd) floor where the apartment can be found.

The lounge is an incredibly bright room with a window overlooking the front of the property and has plenty of space for a sofa suite as well as a small table and chairs and has an attractive electric fire. The newly fitted kitchen is through an archway from the kitchen and is fitted with a range of both floor and wall mounted cupboard and drawer units with adjoining work surface areas, a built in oven and hob and an integrated fridge. There is a window overlooking the rear of the property.

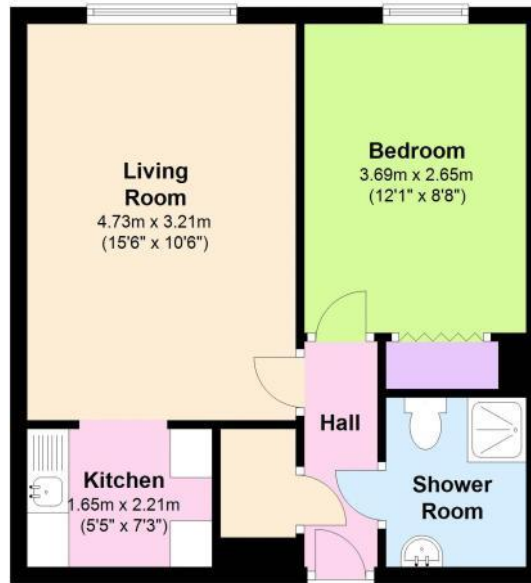
The master bedroom is a good size double room with a window overlooking the front aspect and has built-in storage.

The shower room is fitted with a large walk-in shower cubicle with wall mounted shower attachment and a grab rail.

Homewest House has a resident's lounge, resident's parking to the front of the property and laundry facilities. There is also an en-suite guest suite for family to use when visiting relatives.

Floor Plan

Approx. 38.5 sq. metres (414.7 sq. feet)



Total area: approx. 38.5 sq. metres (414.7 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

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: B

TENURE: Leasehold – 91 years remaining

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £2400 per annum

AT A GLANCE

- Retirement apartment for over 60's
- Top floor
- Newly refurbished
- Beautiful fitted kitchen
- Modern shower with large walk in shower
- Residents lounge
- Short walk to Westbourne Village

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-18)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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