



## STATUM, WOOTTON MOUNT, BOURNEMOUTH, BH1

### **£195,000 LEASEHOLD**

A contemporary one bedroom fifth floor town centre apartment located just minutes away from the local shops and restaurants. The apartment is incredibly bright with modern fittings throughout and enjoys incredible views over Bournemouth town centre. There is also off road resident parking. Holiday letting allowed.

One Bedroom | Fifth Floor | Contemporary Fittings | Balcony | Views over Bournemouth | Resident Parking | Remainder of NHBC Warranty | Holiday Letting Allowed

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 property is accessed via a well presented and secure communal hallway where stairs or a lift lead to the fifth floor and the entrance to the apartment itself.

The hallway is bright and includes an airing cupboard housing the pressurised water system as well as doors to principal rooms.

The impressive open plan kitchen living room consists of a range of base and eye level work units with integral appliances as well as access onto the westerly facing balcony via a sliding door and enjoys stunning views over Bournemouth town centre.

The bedroom is a generous double room with ample space for free standing furniture and also benefits from an exceptionally large double glazed window with far reaching views over the town.

The contemporary bathroom is fully tiled comprising panelled bath with shower over, wash hand basin and WC.

Outside there is off-road resident parking on a permit basis as well as a secure bike store. Holiday letting allowed.



TOTAL APPROX. FLOOR AREA 459 SQ.FT. (42.6 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: B**

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCO

**SERVICE CHARGE:** £1631 per annum

## AT A GLANCE

- One Bedroom
- Fifth Floor
- Contemporary Fittings
- Balcony
- Views over Bournemouth
- Resident Parking
- Remainder of NHBC Warranty
- Holiday Letting Allowed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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