



Poole Road, Dorset, BH4

£195,000 *Leasehold*



This two bedroom ground floor retirement apartment occupies a superb position with direct access onto the communal gardens. Situated a short level walk to Westbourne with a bus stop directly outside of the building.

KEY FEATURES

- Age exclusive retirement development
- Ground floor with communal garden access
- Two bedrooms
- Lounge diner
- Fitted kitchen
- Accessible shower room
- Good storage



Westbourne

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DESCRIPTION

Set within a sought-after, age-exclusive development in the heart of Westbourne, this well-presented ground floor retirement flat offers comfortable, low-maintenance living within a welcoming community. Designed specifically with residents' needs in mind, this delightful two double bedroom flat enjoys direct access to attractive communal gardens, perfect for relaxing outdoors or socialising with neighbours.

The spacious lounge diner provides a wonderful setting for both entertaining and unwinding, while the fitted kitchen is both practical and well-appointed. An accessible shower room ensures ease of use, and ample storage throughout the property means you can keep everything neat and organised.

Residents benefit from excellent communal facilities, including a friendly resident lounge—a perfect spot for meeting friends and

neighbours—as well as the reassurance of a dedicated house manager on site. Outside, convenient resident parking is available for both you and your guests.

Situated just a level stroll from the vibrant centre of Westbourne, a range of shops, cafes, and amenities are all within easy walking distance. For those who enjoy the outdoors, the beautiful local beach is nearby, providing the perfect location for seaside walks or simply enjoying the fresh air. A bus stop right outside the development offers excellent transport links, making it easy to explore the surrounding area and travel further afield in comfort.

This ground floor retirement flat offers the ideal blend of independence and support within a prime location





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 postcode on www.checker.ofcom.org.uk

MATERIAL INFO

Tenure: Leasehold

Term: 100 year and 11 months

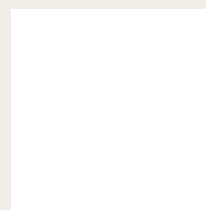
Service Charge: £4678 per annum

Ground Rent: £ 970 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

For more information, scan the QR code or visit the link below

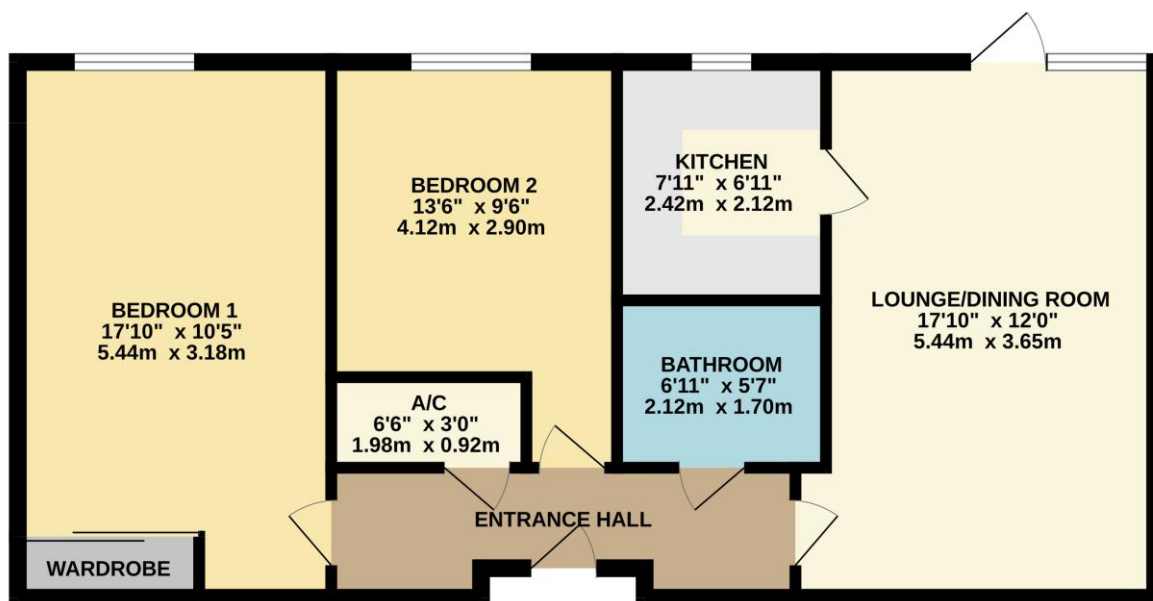


<https://www.winkworth.co.uk/sale/property/WBN260003>

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 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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