



## Pine Grange, Bournemouth, BH1

£130,000 *Leasehold*



A beautifully presented one double bedroom third floor apartment situated extremely close to the beach and town centre. Local amenities are just a short walk away as our good travel connections. The property has been finished to a good standard throughout and includes a stunning open plan kitchen/living area.

### KEY FEATURES

- Purpose built
- Studio apartment
- Third floor
- Bright lounge
- Contemporary kitchen & bathroom
- Minutes walk away from beach & town centre
- Residents Parking



Westbourne

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### DESCRIPTION

The apartment is situated on the third floor which is accessed via flight of stairs or lift through well presented communal hallways.

Once inside you will find a good size studio room with ample room for a bed alongside living room furniture. The kitchen is separate to the lounge and benefits from a range of base and eye level work units with space and plumbing for domestic appliances.

There is a contemporary bathroom with suite comprising; wash hand basin, wc and bath with shower above.

Outside there is ample residents parking.





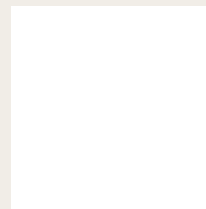
## LOCATION

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.

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.

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



<https://www.winkworth.co.uk/sale/property/WBN240547>

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.

## MATERIAL INFO

**Tenure:** Leasehold

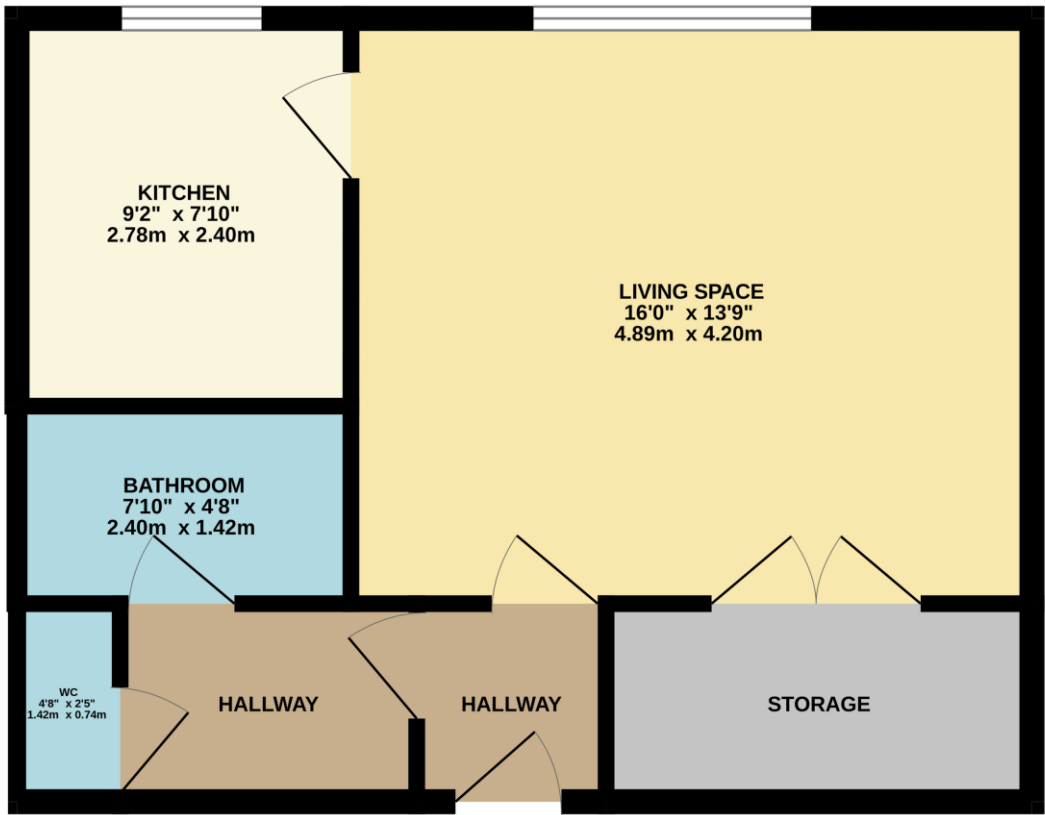
**Term:** 228 year and 8 months

**Council Tax Band:** A

**EPC rating:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	80	82
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



PINE GRANGE

TOTAL FLOOR AREA : 441 sq.ft. (41.0 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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