



SNOWDON MOUNT, SNOWDON ROAD, BOURNEMOUTH, DORSET, BH4

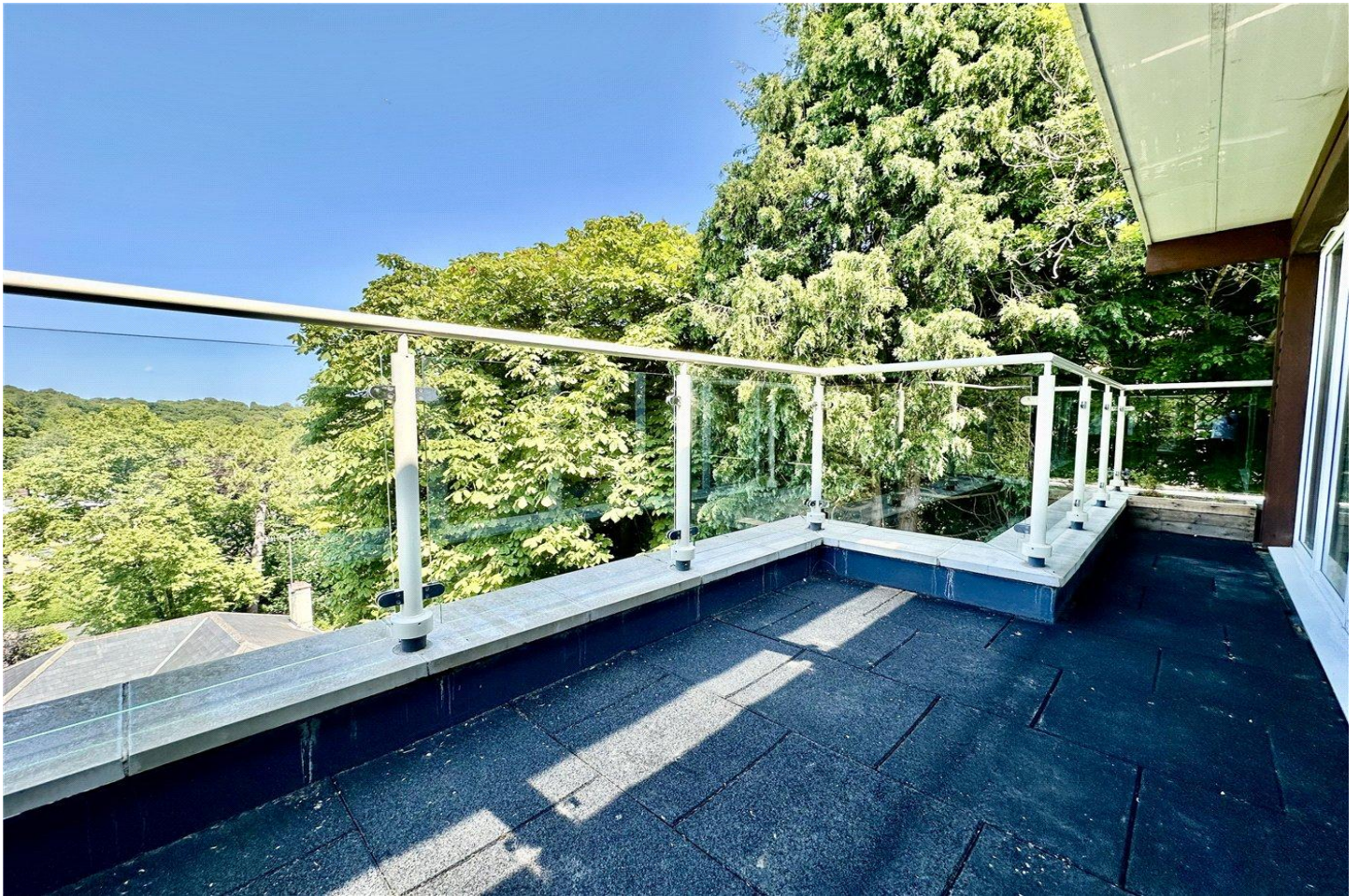
£129,950 LEASEHOLD

A stylish top floor studio apartment with fantastic tree top views. Boasting wrap around windows alongside contemporary accommodation. Situated just a few hundred meters from the centre of Westbourne which benefits from popular shops, bars and restaurants.

Top floor | Studio apartment | Modern kitchen and bathroom | Large studio room with wrap around windows | On street parking | Quiet road close to Westbourne | Recently re-decorated

Westbourne | 01202 767633 |

Winkworth



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

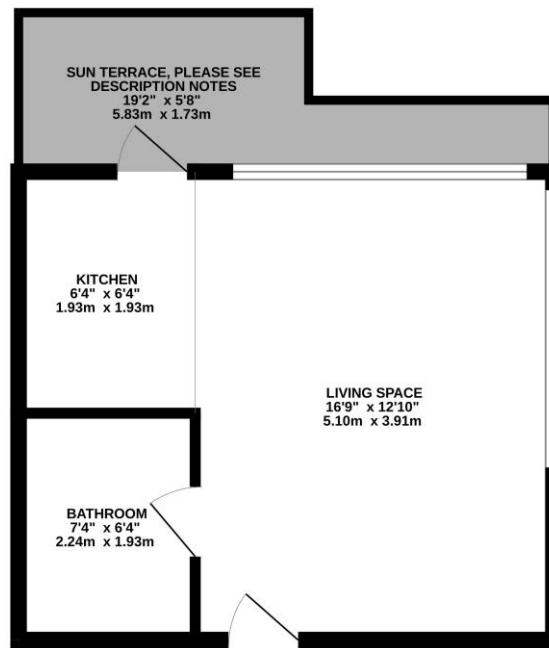


DESCRIPTION

This modern studio apartment boasts a stylish kitchen and bathroom, along with a spacious studio room filled with natural light from wrap-around windows. On street parking is conveniently located on the quiet road, which is just a few hundred meters from Westbourne and the beautiful Bournemouth gardens.

This recently re-decorated property is in very good condition and features modern accommodation throughout with easy access to good transport links.

Please note that the sun terrace is not currently conveyed on the lease of the flat. Access is noted in the lease for maintenance purpose only. The vendor is in the process of extending the lease to 180 years and is also attempting to have this changed so that the sun terrace is formally conveyed with the property. No other flat has access to this area.



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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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 180 years after extension

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2000 per annum

AT A GLANCE

- Top floor
- Studio apartment
- Modern kitchen and bathroom
- Large studio room with wrap around windows
- On street parking
- Quiet road close to Westbourne
- Recently re-decorated

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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