



WEST MANSIONS, POOLE ROAD, BOURNEMOUTH, BH4

£325,000 LEASEHOLD 999 YEARS

Phase one of this exciting Westbourne town centre development is now available. Set within a purpose built art deco development which has undergone a full refurbishment and comprises of incredibly spacious three bedroom apartments ideal for holiday let investment, long term renting, second homes or permanent residents.

Purpose built | Fully refurbished throughout | Three double bedrooms | Large lounge | Kitchen diner | Contemporary bathroom | Central location | Holiday letting allowed | Ideal investment, holiday home or permanent residence

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

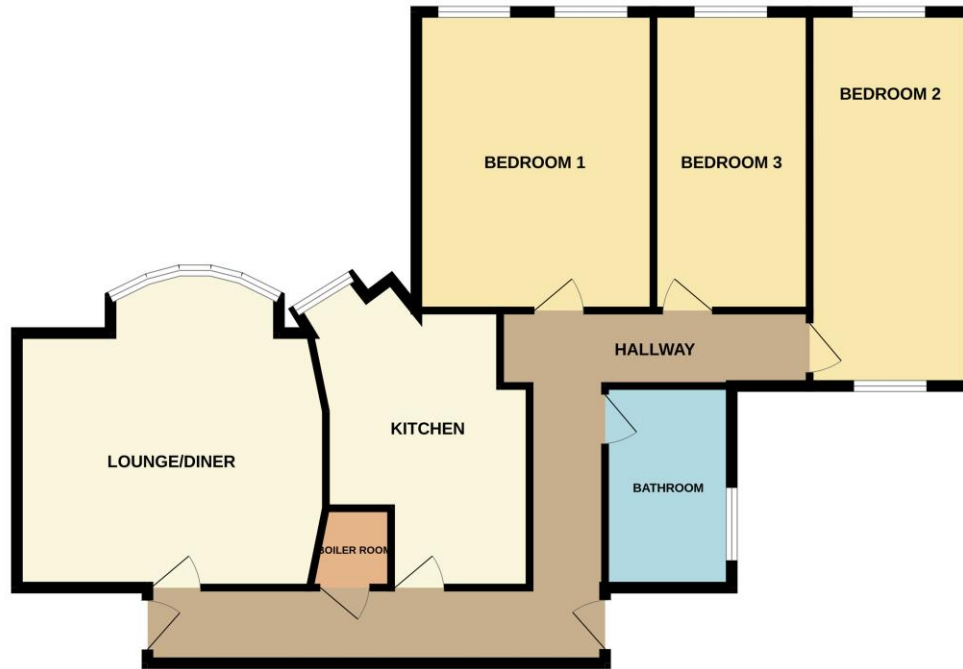
West Mansions is an art deco designed development set over four floors, predominantly comprising of very spacious three bedroom apartments.

The current owner has refurbished every apartment within the development to a high standard and they now present extremely well with contemporary kitchens and bathrooms and stylish fittings throughout.

Each property is ready for immediate occupation and the lease allows for holiday letting as well as long term letting. The flats are currently furnished and the items can be purchased as part of the sale if required. For holiday letting each unit can sleep 10 people for maximum yield.

Alternatively the apartments make equally as good second homes or permanent residences due to their enviable position close to both Westbourne and the beach and being near to good transport links.

FIRST FLOOR
1087 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (100.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: C

TENURE: Leasehold 999 years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £750 per annum

AT A GLANCE

- Purpose built
- Fully refurbished throughout
- Three double bedrooms
- Large lounge
- Kitchen diner
- Contemporary bathroom
- Central location
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