



Poole Road, Bournemouth, Dorset, BH2

£125,000 *Leasehold*

An incredibly well presented one bedroom apartment set within this popular retirement development. Set close to the shops, bars and restaurants in Westbourne whilst also being near to good transport links and the beach. The property is modern throughout having been substantially improved by the current owner.



**Westbourne**

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#### KEY FEATURES

- Retirement development
- One double bedroom
- Lounge diner
- Modern kitchen & bathroom
- Good storage
- Resident parking
- House manager



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## DESCRIPTION

Join us at this lovely retirement development in Bournemouth. This spacious flat features one double bedroom, a lounge diner, modern kitchen and bathroom, and ample storage space. Residents can enjoy the convenience of resident parking and the peace of mind of a dedicated house manager on site.

Located a short level walk from Westbourne, residents can easily access the charming town centre and its array of shops and dining options. The property is also close to the beach, inviting retirees to enjoy leisurely strolls along the promenade and take in the fresh sea air.

For those looking to maintain an active lifestyle, the development offers superb communal facilities perfect for socializing with fellow residents.





## 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

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<https://www.winkworth.co.uk/sale/property/WBN250199>

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## MATERIAL INFO

**Tenure:** Leasehold

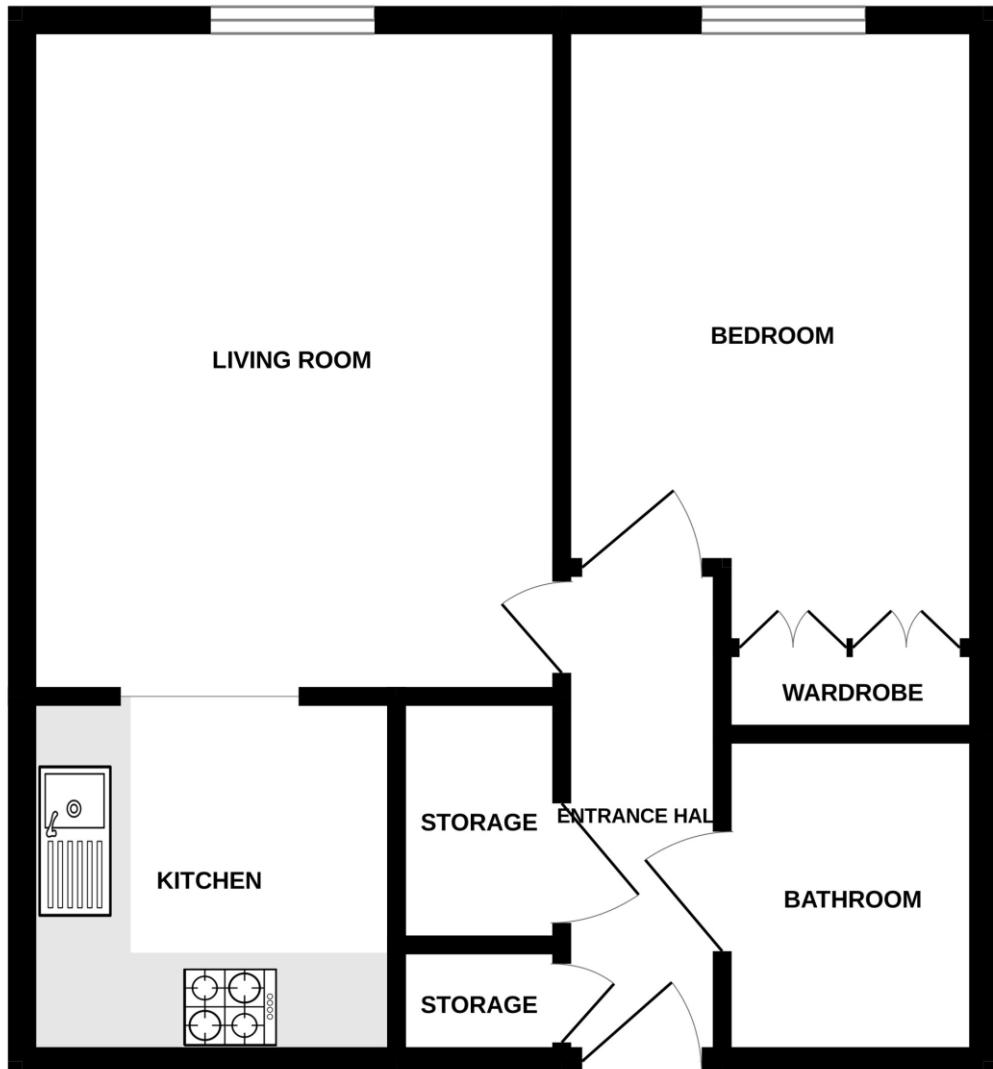
**Term:** 67 years

**Service Charge:** £2900 per annum

**Ground Rent:** £ 200 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** To be confirmed



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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