



**POOLE ROAD, BOURNEMOUTH, DORSET, BH4**

**£189,950 LEASEHOLD**

An immaculately presented, bright and spacious two-bedroom second floor apartment situated in the heart of Westbourne. Close by are a variety of popular shops, bars and restaurants and the award-winning beach is just a 15-minute walk away.

Top floor | Character conversion | Two double bedrooms | Lounge and dining area | Modern kitchen & bathroom | Bright and spacious throughout | Central to Westbourne

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 variety of shops, well known fashion brands 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, Branksome or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



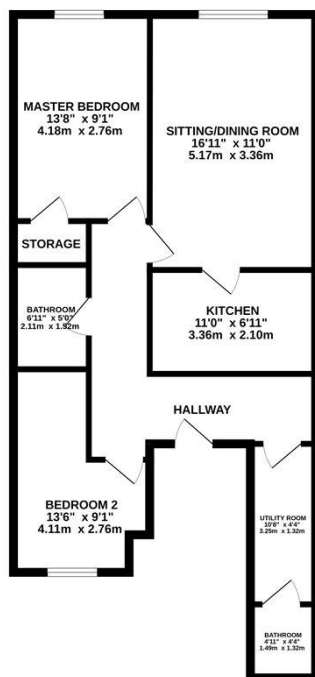
## DESCRIPTION

Situated in the charming area of Westbourne, this contemporary 2-bedroom apartment offers a perfect blend of character features and modern amenities.

Boasting a spacious kitchen, a sunny lounge, and a modern bathroom, this property provides a comfortable and stylish living space. With 712 sqft of living area, there is ample room for relaxing and entertaining.

Westbourne village, known for its independent shops, restaurants, and coffee houses, is just a stone's throw away. Additionally, residents can enjoy easy access to the Bournemouth Wessex Way, providing direct routes to the M27 motorway for a convenient commute to London in just 1 hour and 30 minutes. Rail travel is also a breeze with mainline train routes from nearby stations connecting to the Weymouth to London Waterloo South West train service.

2ND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 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 misstatement. 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: B**

**TENURE:** Leasehold 111 years

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

- Top floor
- Character conversion
- Two double bedrooms
- Lounge and dining area
- Modern kitchen & bathroom
- Bright and spacious throughout
- Central to Westbourne

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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