



Norwich Avenue West, Dorset, BH2

£130,000 *Leasehold*



A bright and well presented one bedroom flat situated in this contemporary converted development which is set close to local amenities and good transport links. Offered with vacant possession, an ideal first time buy or investment.

KEY FEATURES

- Contemporary conversion
- Second floor
- One double bedroom
- Modern kitchen & bathroom
- Fully fitted kitchen
- Situated in an ideal location near to Bournemouth, Westbourne & the beach



Westbourne

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DESCRIPTION

Presenting a modern second floor flat in a converted development in Bournemouth. This well-presented property features one double bedroom, a modern kitchen with space and plumbing for domestic appliances, and a contemporary bathroom.

Located just 0.5 miles from the beach this property offers easy access to local amenities and good transport links. With vacant possession available, this property is ideal for those looking for a convenient and comfortable living space.





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

MATERIAL INFO

- Tenure:** Leasehold
- Term:** 101 year and 0 months
- Service Charge:** £515 per annum
- Ground Rent:** £ 100 Annually (subject to increase)
- Council Tax Band:** A
- EPC rating:** D

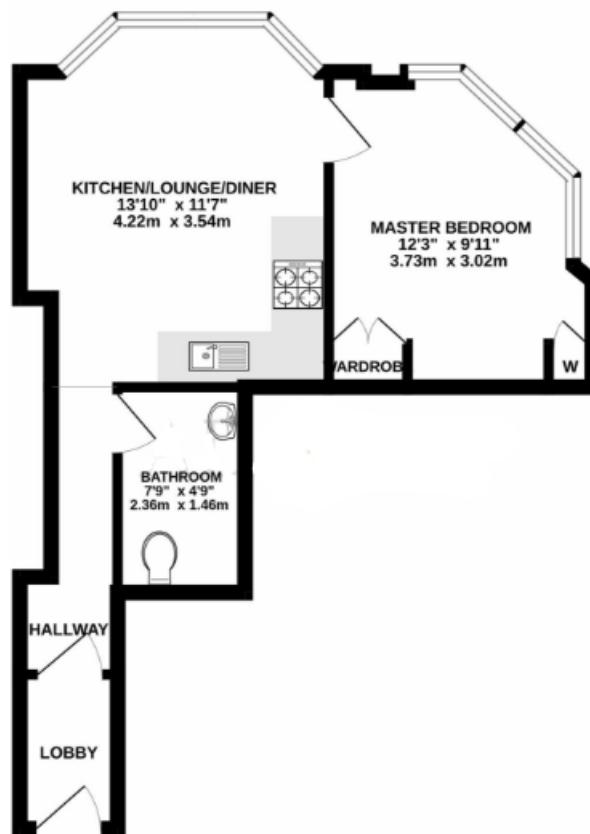
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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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