



## VICTORIA HOUSE, 3 MARLBOROUGH ROAD, BOURNEMOUTH, DORSET, BH4

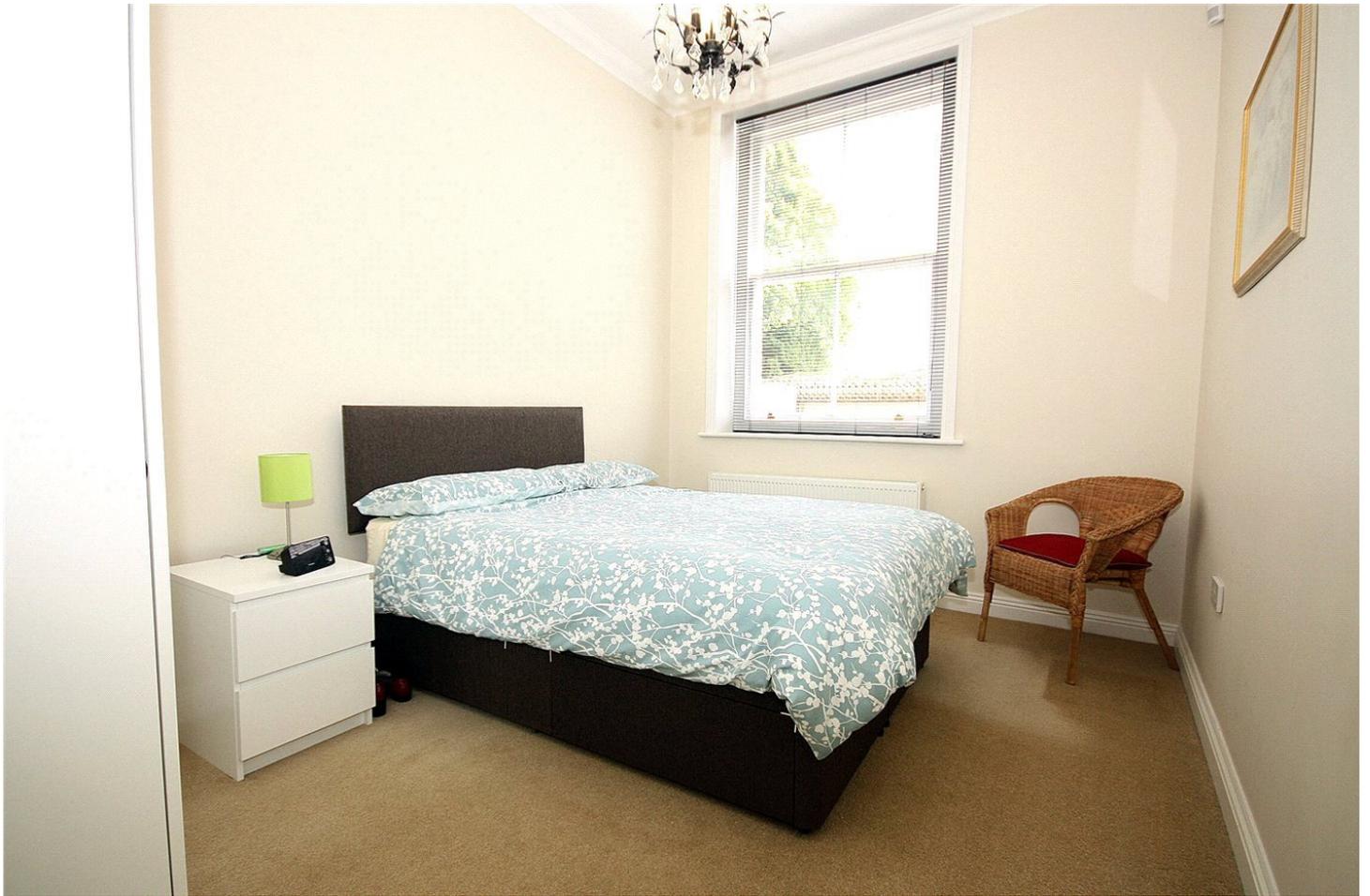
### **£174,950 SHARE OF FREEHOLD**

This beautifully presented character converted ground floor apartment is set in the popular Marlborough Road which is within walking distance of both Westbourne and Bournemouth which boast a variety of leisure and shopping facilities. The apartment offers bright modern accommodation in a character building.

One Double Bedroom | Large Lounge Diner | Modern Shower Room |  
Contemporary Kitchen | Large Basement | Allocated parking | 590 Sq Ft

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks. 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.

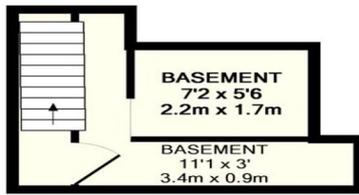


## DESCRIPTION

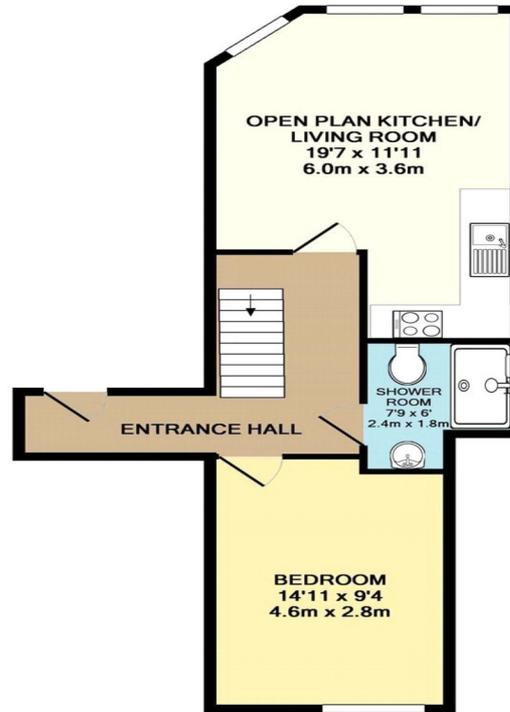
The apartment is situated on the ground floor which is accessed via a secure communal entrance. A private front door then leads into the entrance hallway which runs the length of the apartment with doors to principal rooms and a stair case down to the basement which makes a superb storage area.

The lounge is a great size with a large westerly aspect bay window and ample room for a dining table and chairs. The kitchen is open plan to the lounge and is fitted with a range of base and eye level work units with integrated appliances. The bedroom is a double room with a large window and space for free standing furniture. The shower room is fully tiled and comprises of a suite to include WC, wash hand basin and double glass cubicle shower. The basement comprises of two rooms which are fully plastered and have power and light and the area is very versatile.

There is a parking space conveyed with the apartment.



BASEMENT  
APPROX. FLOOR  
AREA 115 SQ.FT.  
(10.7 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 590 SQ.FT. (54.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: C**

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** Bournemouth

**SERVICE CHARGE:** £749 per annum

## AT A GLANCE

- One Double Bedroom
- Large Lounge Diner
- Modern Shower Room
- Contemporary Kitchen
- Large Basement
- Allocated parking
- 590 Sq Ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	75	76
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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