



FLAT 4 ALBERT COURT
100 SHELLEY
ROAD EAST
BOURNEMOUTH
BH7 6HB

LEASEHOLD
GUIDE PRICE
£170,000-£180,000

“A two bedroom first
floor flat with residents
parking less than 500
metres to Boscombe
high street and under a
mile to Boscombe Pier”

Winkworth

for every step...

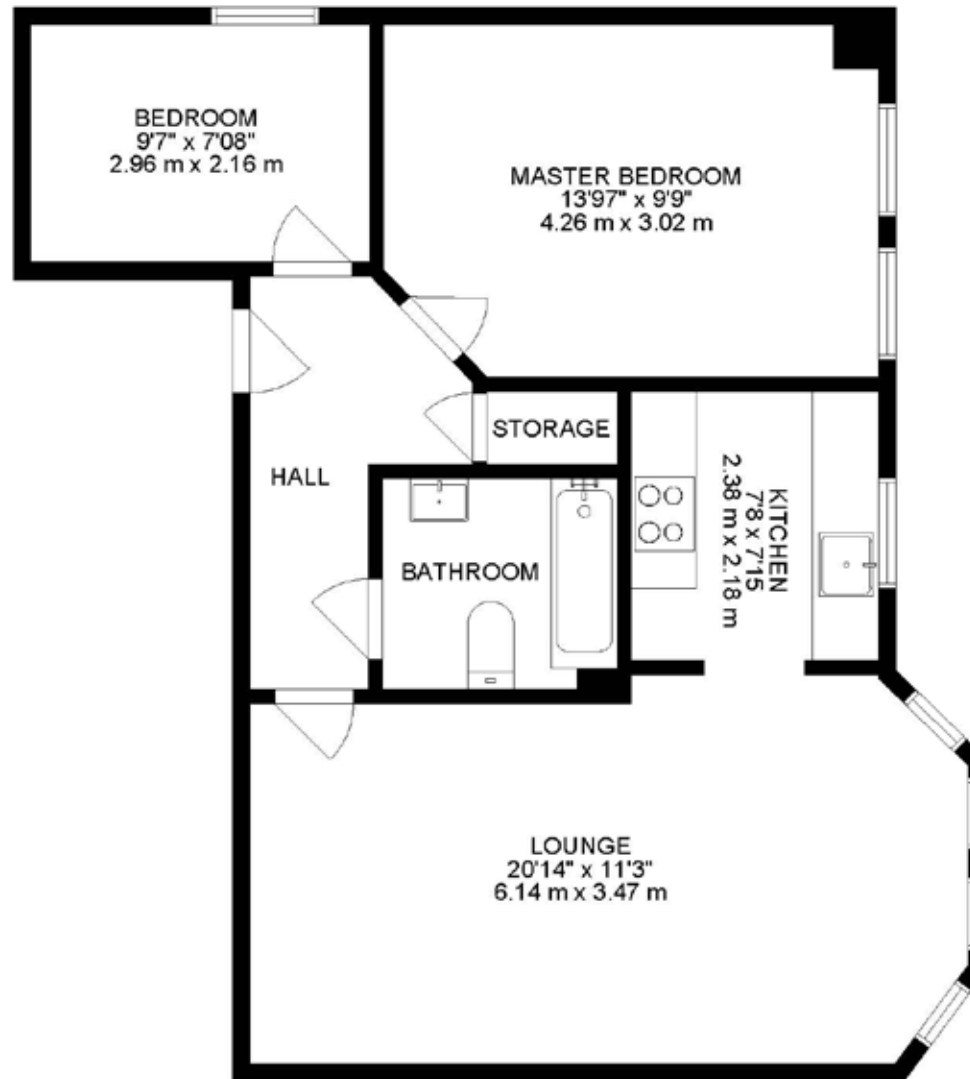
GUIDE £170,000 - £180,000

Two Bedrooms
Open Plan Lounge / Dining Room
Well Equipped Kitchen
Family Bathroom
Residents Parking
130 Metres To Bus Stop
400 Metres To Local Shops

EPC: TBC | COUNCIL TAX: C | LEASEHOLD 79 YEARS REMAINING | MAINTENANCE £1586.30 P/A | GROUND RENT £304.57 | NO PETS OR HOLIDAY LETS PERMITTED

01202 434365
southbourne@winkworth.co.uk





GROSS INTERNAL AREA
TOTAL: 571 SQ FT, 53 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



Lori Leon

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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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