



## ERINBANK MANSIONS, MANOR ROAD, BOURNEMOUTH, DORSET, BH1

### **£205,000 SHARE OF FREEHOLD**

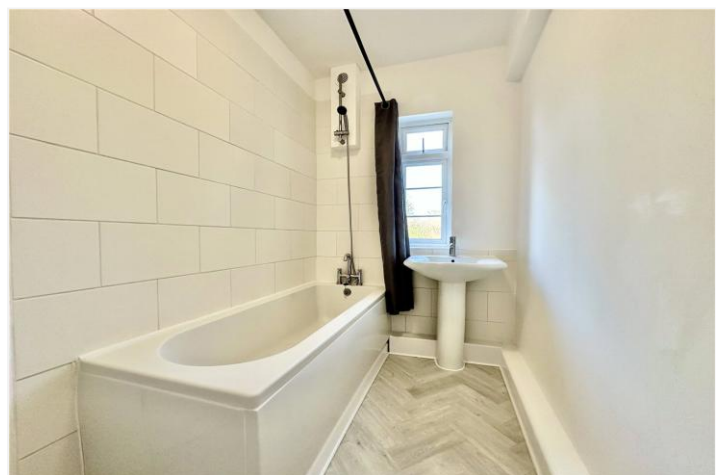
Priced for a quick sale!

An incredibly bright and spacious first floor apartment situated in an enviable position close to local amenities, good transport links and the beach. Recently updated by the current owner the property views brilliantly and is offered with vacant possession.

Service charge includes heating, hot water | First floor | Two double bedrooms | Large lounge diner | Newly fitted kitchen & bathroom | Fully redecorated | Resident parking for one car | Vacant possession

Westbourne | 01202 767633 |

**Winkworth**



## 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 coverage and ultra-fast internet, however we recommend you check each postcode on [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)



## DESCRIPTION

Located in the vibrant coastal town of Bournemouth, this first floor flat offers a fantastic opportunity to own a property in an excellent condition.

The property features two double bedrooms, a large bright lounge diner, a newly fitted kitchen and bathroom. The service charge includes heating, hot water, water, and sewerage, offering convenience and ease of living.

Residents will benefit from the use of one parking space. This property is available for immediate possession, making it ideal for those looking to move in quickly.

Situated close to the beach, good transport links, and local amenities, this property is perfectly positioned for those wanting to enjoy the best that Bournemouth has to offer.



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2013

*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:** BCP

**SERVICE CHARGE:** £4158 per annum inc heating & hot water

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## AT A GLANCE

- Service charge includes heating, hot water
- First floor
- Two double bedrooms
- Large lounge diner
- Newly fitted kitchen & bathroom
- Fully redecorated
- Resident parking for one car
- Vacant possession

Westbourne | 01202 767633 |

**Winkworth**