



QUARRY CHASE, POOLE ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

£200,000 SHARE OF FREEHOLD

A bright and well presented two bedroom ground floor apartment conveniently situated in a well maintained purpose built development which is just a short level walk to the popular shops bars and restaurants in Westbourne whilst also being close to good travel connections and Bournemouth town centre.

Ground rent | Two bedrooms | Large lounge diner | Fitted kitchen |
Modern bathroom | Good storage | Garage

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 mix of department stores, well known fashion brands, high street shops 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 or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

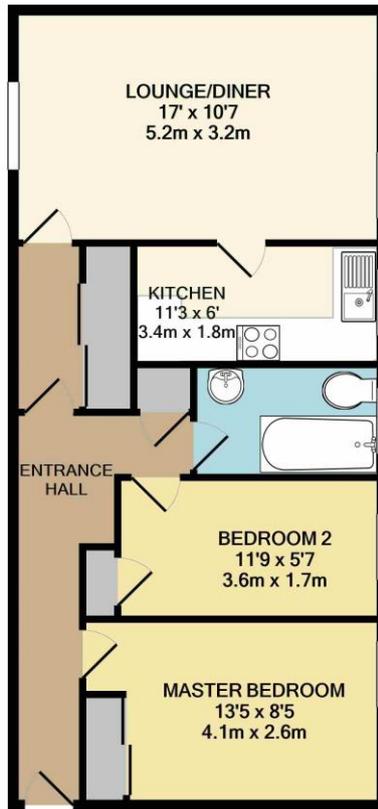
The apartment is situated on the ground floor which is accessed via a communal entrance. A private front door leads into the entrance hall which runs the length of the property, houses a large built-in storage cupboard with sliding doors an airing cupboard and doors to principal rooms.

There is a large lounge with dual aspect windows making it a very bright room and there is ample room for a dining table. The kitchen is accessed via the lounge and is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two bedrooms both with built-in wardrobes and room for further freestanding furniture. The family bathroom is tiled comprises of a suite to include WC, wash hand basin and panelled bath with shower above.

A garage is conveyed with the property.

The development benefits from a communal boiler which supplies all heating and hot water and the costs of this are covered in the annual maintenance charge.



TOTAL APPROX. FLOOR AREA 597 SQ.FT. (55.5 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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COUNCIL TAX BAND: B

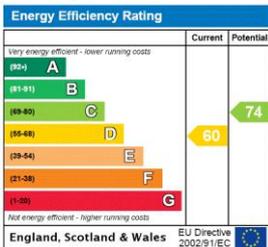
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2280 per annum to include heating, hot water, building insurance.

AT A GLANCE

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- Two bedrooms
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