



VERULAM HOUSE, VERULAM PLACE, BOURNEMOUTH, DORSET, BH1

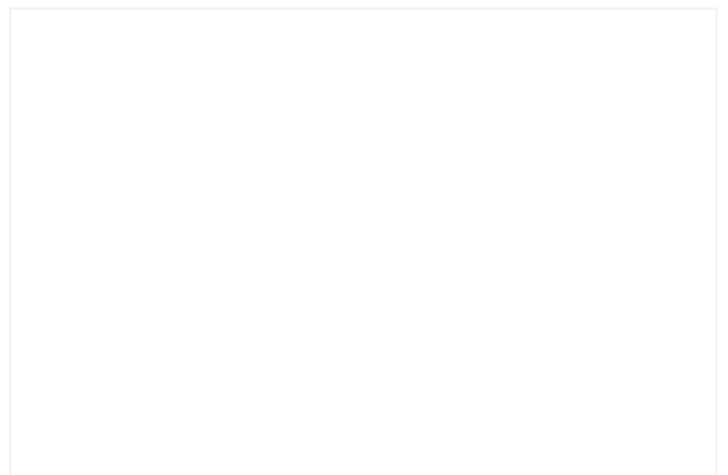
£89,950 LEASEHOLD

This town centre studio apartment is an ideal first time buy or buy to let investment. Perfectly situated close to local amenities and good transport links. The property benefits from good size accommodation in a small development of apartments.

Lower ground floor | Studio apartment | Fitted kitchen | Large studio room | Modern bathroom | Town centre location

Westbourne | 01202 767633 |

Winkworth



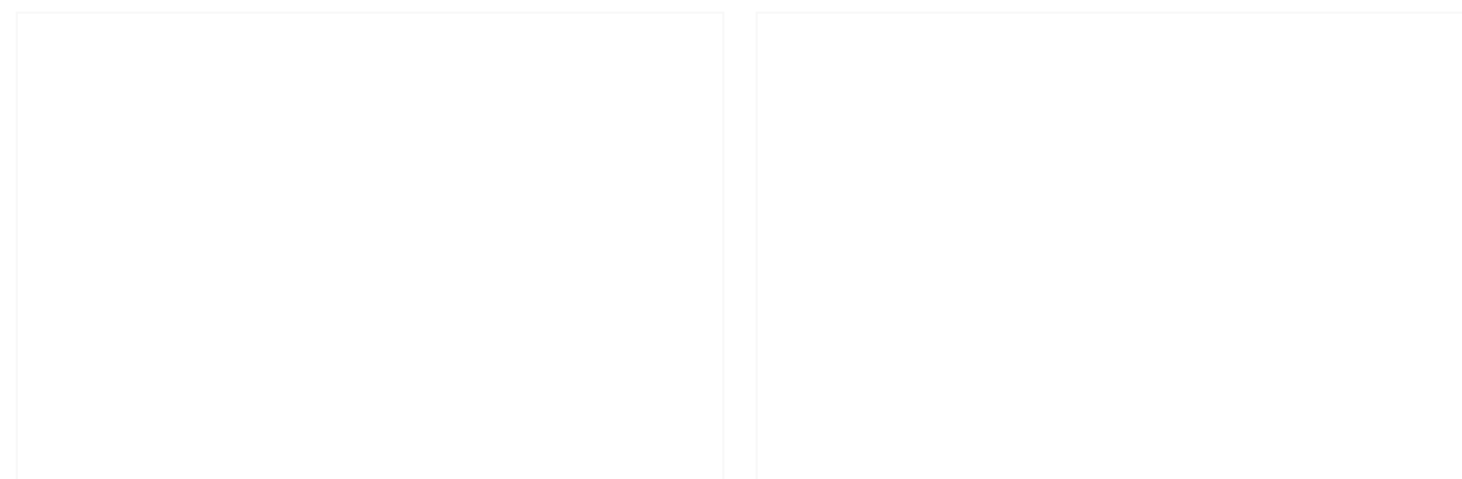
LOCATION

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.



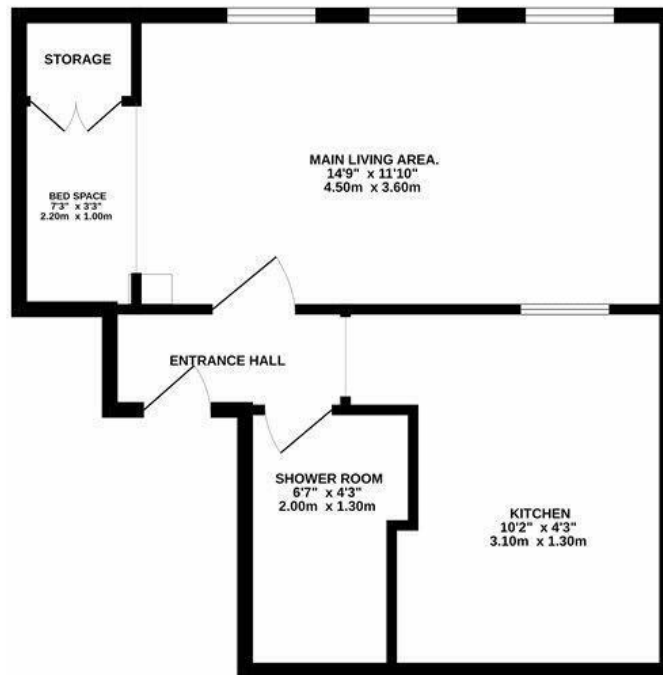
DESCRIPTION

Introducing this stylish lower ground floor studio apartment in the vibrant town centre of Bournemouth. Boasting a modern fitted kitchen, a spacious studio room, and a sleek modern bathroom with a shower, this property is perfect for first-time buyers or investors.

Situated in central Bournemouth, residents will enjoy easy access to excellent travel connections and the nearby beach, making it an ideal location for those who appreciate the convenience of city living with the serene backdrop of the sea.

With a generous size of 388sq/ft and a property condition described as very good, this studio apartment presents a fantastic opportunity for those looking to step onto the property ladder or expand their investment portfolio.

BASEMENT FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 388 sq.ft. (36.0 sq.m.) approx.
While 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.
Made with floorplan C2026

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: A

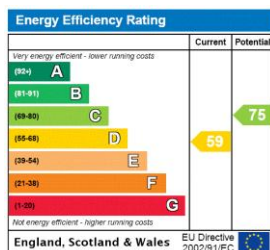
TENURE: Leasehold 158 Years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1900pa Ground rent £200pa

AT A GLANCE

- Lower ground floor
- Studio apartment
- Fitted kitchen
- Large studio room
- Modern bathroom
- Town centre location



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