



QUARRY CHASE, POOLE ROAD, BOURNEMOUTH, BH4

£180,000 SHARE OF FREEHOLD

A very bright one bedroom top floor apartment set within a well managed purpose built development which is situated just a short level walk away from Westbourne village whilst also being near to the beach. The property is in superb order throughout with fantastic tree views.

Top floor | Purpose built | One double bedroom | Large lounge diner |
Modern fitted kitchen & bathroom | Good size hallway with potential for
study area | Garage | Vacant possession

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

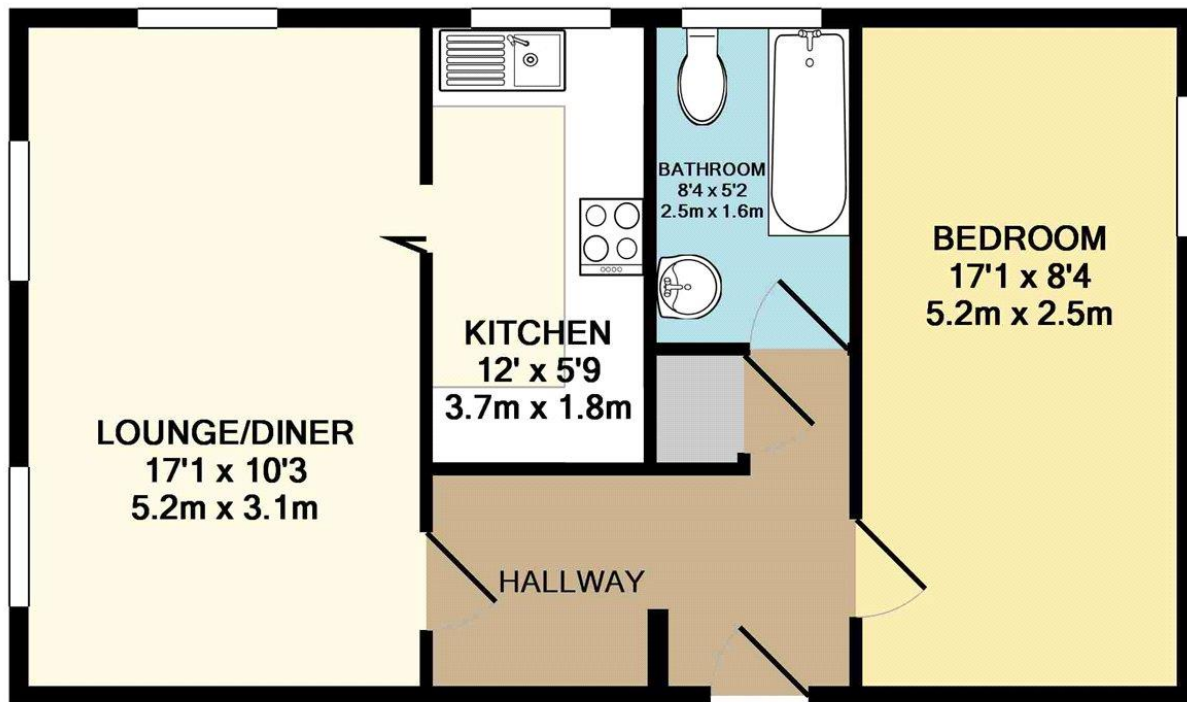
The apartment is situated on the second floor which is accessed via stairs through communal hallways which are shortly being redecorated and recarpeted. A private front door then leads into the entrance hall which is a good size with an area currently used for storage although would easily accommodate a desk for a study area.

The bright lounge is a particular feature of the property, benefiting from three large dual aspect windows all with tree views and there is ample space for a dining table. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

The bedroom is a generous double room with a large area that is fitted with shelving and hanging space. The bathroom is tiled with suite comprising of a panelled bath, WC and wash hand basin.

A garage with power is conveyed with the apartment.

The costs for heating and hot water and water and sewerage are included within the annual service charge along with building insurance, gardening and general wear and tear.



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: £2640 p.a to include heating, hot water, water & sewerage, building insurance.

AT A GLANCE

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- Garage
- Vacant possession