



ROZEL MANOR, WESTERN ROAD, POOLE, DORSET, BH13

£375,000 SHARE OF FREEHOLD

An incredibly spacious three-bedroom apartment situated in an enviable position just a 0.5 mile level walk to Westbourne town centre whilst also being 0.9 miles to Branksome chine and beach. Offered with vacant possession.

Fourth floor apartment | Three bedrooms | Large sunny lounge diner | Two bathrooms | Spacious kitchen | Balcony | Double Garage | Superb location

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 Southwest 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



DESCRIPTION

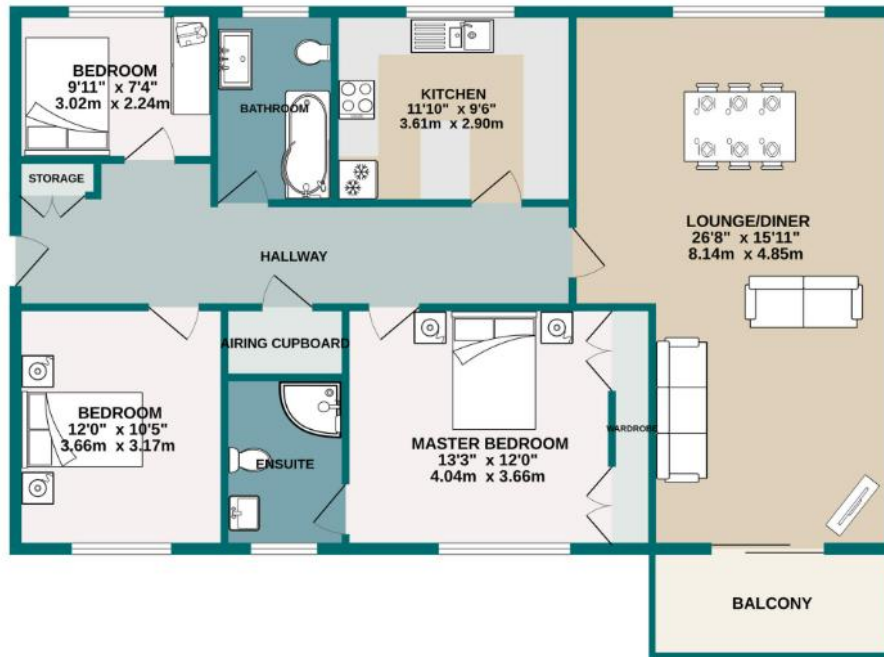
The property is situated on the fourth floor which can be accessed via a lift or stairs through well presented communal hallways. A private front door then leads into the entrance hall which runs the length of the property and houses a large airing cupboard and doors to principal rooms.

The bright lounge diner is a particular feature of the property having dual aspect windows and double patio doors which lead out onto the large and sunny balcony which has a stainless steel and glass balustrade and enjoys treetop views across Branksome Park. The kitchen is fitted with a range of base and eye level work units with space and plumbing for freestanding appliances.

There are three bright bedrooms in total with the master bedroom being a very good size with two sets of double fitted wardrobes and ample space for freestanding furniture as required with the added benefit of an ensuite shower room with suite comprising of a low-level WC, quadrant shower cubicle and large wash hand basin. The second bedroom is still very much a double room with a window overlooking the communal gardens and there is a smaller third bedroom which is and a second contemporary bathroom.

A double garage is conveyed with the apartment as well as on site resident parking behind electric gates. There are incredibly well maintained communal gardens.

FOURTH FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 sq.m.) approx.
Whilst 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.
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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: E

TENURE: Share of Freehold 971 Years Remaining

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £3500pa

AT A GLANCE

- Fourth floor apartment
- Three bedrooms
- Large sunny lounge diner
- Two bathrooms
- Spacious kitchen
- Balcony
- Double Garage
- Superb location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	73 C
39-54	E		
21-38	F		
1-20	G		

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