

FOR SALE

Flat 7, Chine View Mansions, 2  
Mckinley Road, Westbourne,  
Bournemouth, Dorset BH4 8AQ



PHILIPPA SOLE



£385,000

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Prime residential location

Stylish character conversion

2 bedroom top floor apartment

Allocated parking

Down hill stroll to the beach

Near to all local amenities

Brilliant transport links

No forward chain

Council Tax Band C - £1820.65

Maintenance £1200 pa

Share of Freehold

## About this property

A two double bedroom apartment, positioned on the top floor of a charming character conversion in this much sought after residential location.

Positioned in a charming character conversion, this attractive, two double bedroom apartment is accessed via the first floor landing. On entering the apartment a return spindle stair case takes you to the top floor; with a galleried landing and Velux window flooding light through this area. The open plan lounge/dining room is bright and spacious, with windows to either end and a feature fireplace as a focal point. The kitchen is fitted with Shaker style floor and wall units, with various appliances and solid wood work surfaces. The two bedrooms are serviced by a family bathroom.

There is an allocated parking space to the front of the building, a communal bike hut and unrestricted road parking for visitors.

## Location

Within a short walking distance is the village of Westbourne, providing all that is needed for day-to-day living. From a highly regarded independent butcher to the much used Marks and Spencer's food hall, a diverse range of restaurants and cafés and so much more. Transport links include a regular bus service to both Bournemouth and Poole. The local train station at Branksome has a direct line to London Waterloo in approx. 2 hours. One of the main attractions of this apartment is a down hill stroll to the award winning seven miles of sandy bathing beaches.



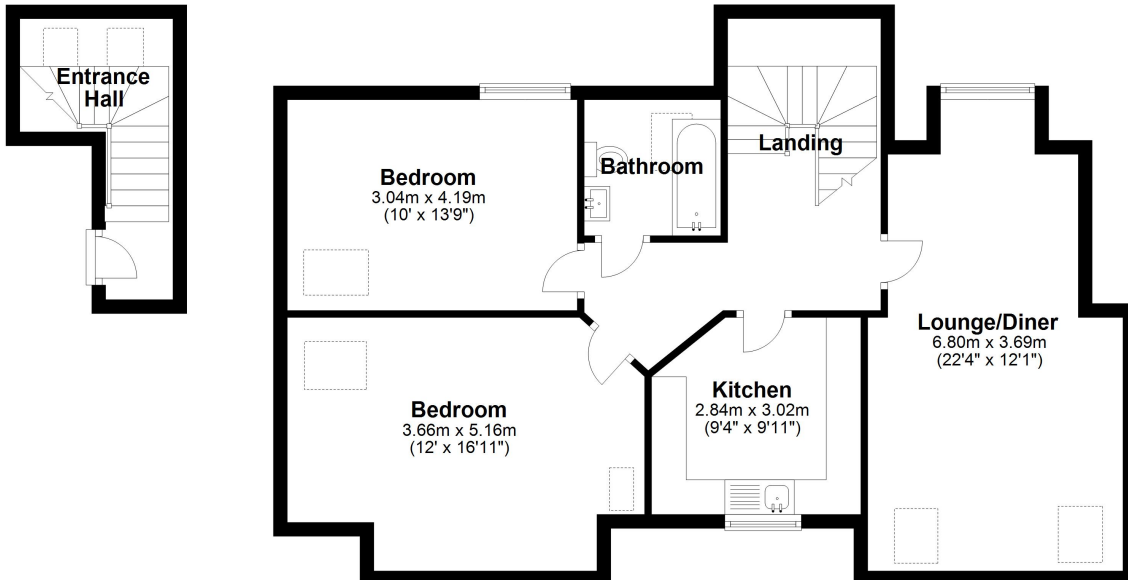


### First Floor

Approx. 6.0 sq. metres (64.2 sq. feet)

### Second Floor

Approx. 77.4 sq. metres (832.7 sq. feet)



Total area: approx. 83.3 sq. metres (896.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	70
England, Scotland & Wales		EU Directive 2002/91/EC	

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