

Tilly Towers

15 Westbourne Park Road, Bournemouth BH4 8HQ

£280,000 Leasehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A contemporary two double bedroom two bathroom penthouse style apartment with feature vaulted ceilings and private off road parking. Perfectly positioned by Westbourne Village and local chines.



## Key Features

- Contemporary penthouse style apartment
- Located near Westbourne Village & local Chines
- Modern kitchen lifestyle space
- Two double bedrooms
- Two modern bathrooms
- Feature vaulted ceilings
- Built in wardrobes
- Roca bathroom suites
- Landscaped communal gardens
- Private off-road parking



## About the Property

This spacious 2nd floor penthouse style apartment offers contemporary living with feature vaulted ceilings, a modern open plan kitchen lifestyle space with defined kitchen, dining and lounging areas, two double bedrooms and two modern bathrooms, one being an en-suite to the main bedroom.

The property offers a perfect first time buy, investment opportunity and second home.

Tilly Towers is a contemporary development of just 8 apartments situated within an enviable location near Westbourne Village and local chimes.

Offered for sale with no onward chain.

Tenure: Leasehold -125 year lease commenced 29th September 2016

Service charge: Currently £1,703.02 pa / Ground rent: Currently £299.00 pa

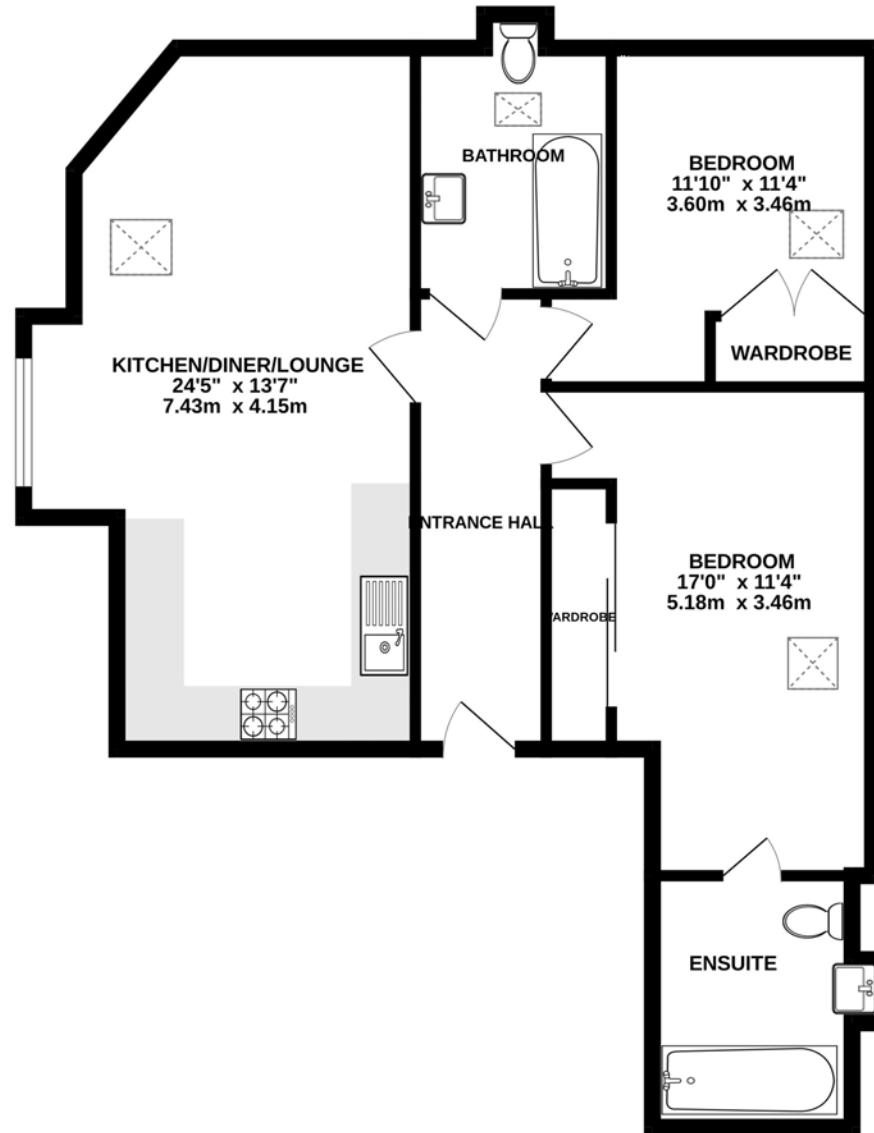
Management company: Home Ground Management Ltd / Aquero Management

Holiday lets are not permitted

Council Tax Band: C



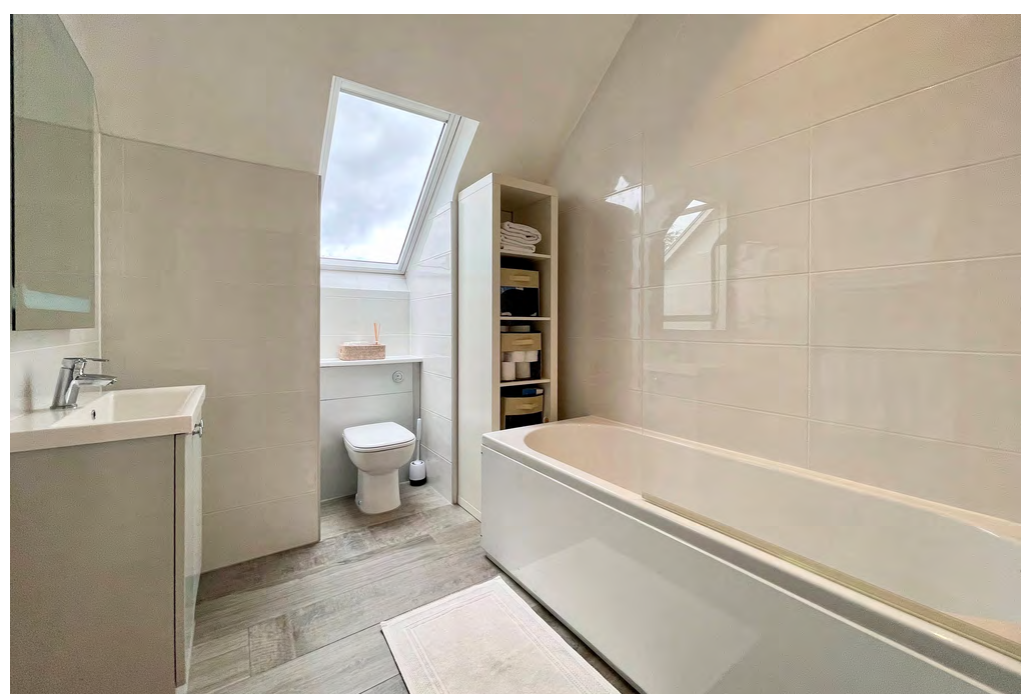
SECOND FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

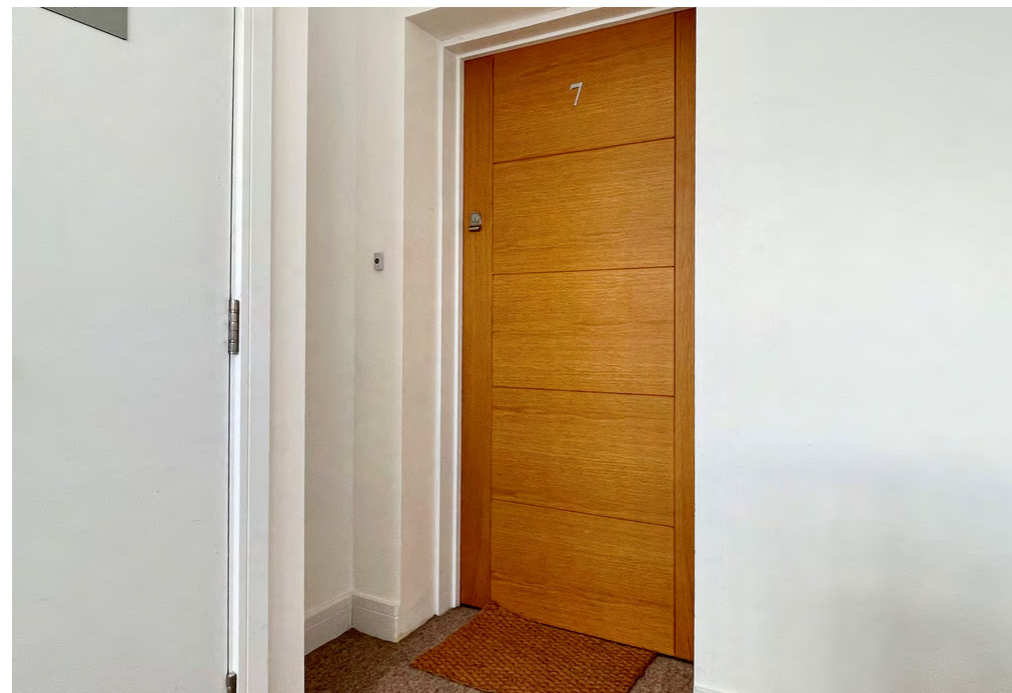
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

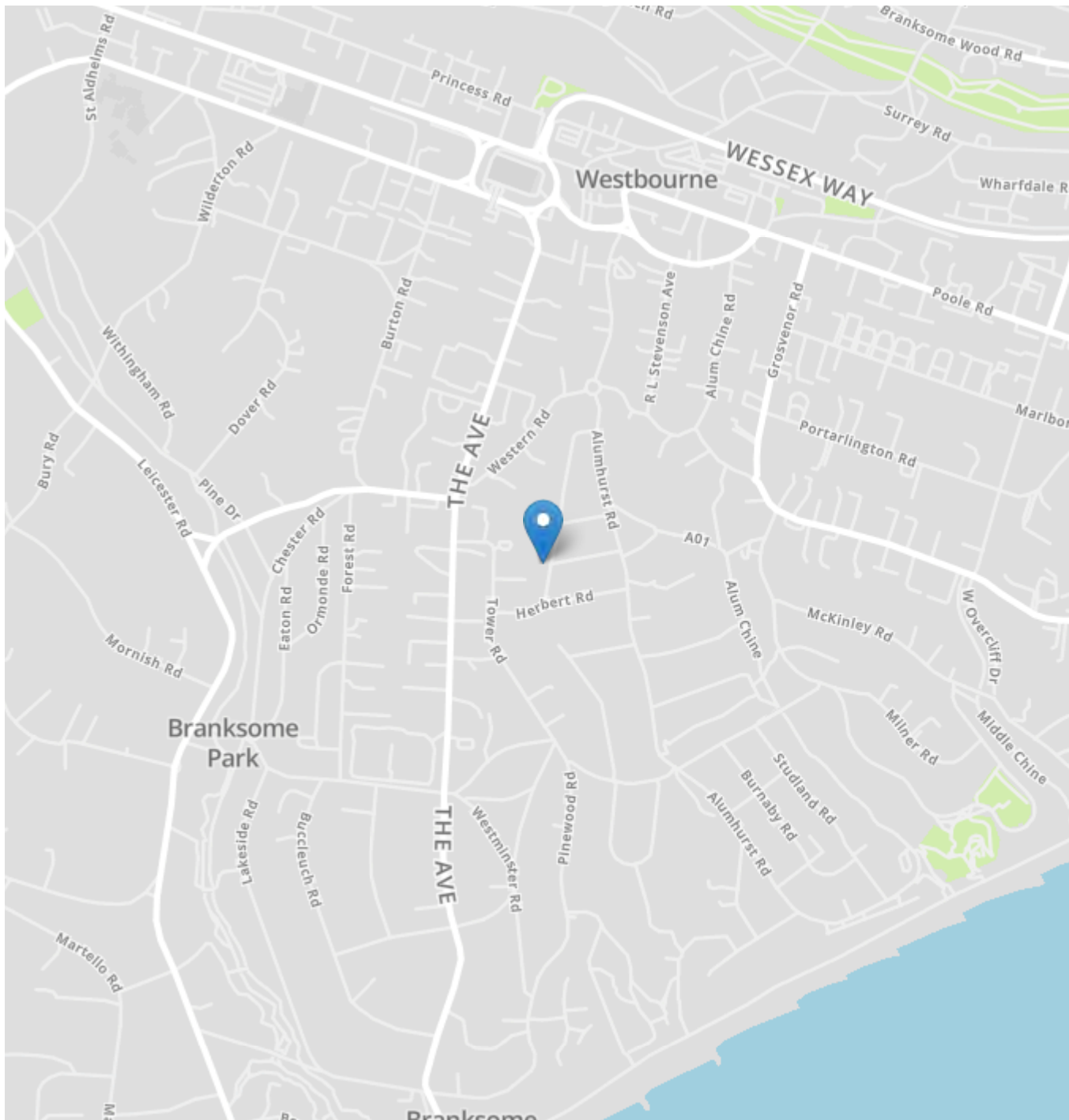



## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(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		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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