



Poole Road, Bournemouth BH4 9BA

## About the Property

Accommodation comprises an entrance hall, a good-sized living room which overlooks Westbourne High Street, a kitchen with oven, washing machine and breakfast bar area, two well-proportioned double bedrooms, and a separate bathroom with WC, sink, bath and shower over. The property is offered unfurnished.

The apartment is accessed via a communal entrance and benefits from an allocated off-road parking space, a valuable asset in this central location. Positioned on the second floor, the property enjoys an elevated outlook while remaining conveniently close to local amenities.

Ideally located within walking distance of Westbourne's popular cafés, restaurants and independent shops, the property also offers excellent transport links and easy access to Bournemouth town centre and award-winning beaches.

Council tax Band: A

Material Information:

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: none

Flood, erosion or coastal risk: none

Heating type and fuel: electric heating

Water supply/sewerage details: mains

Planning proposals or local development that may affect the property: none

Floor level (if within a building): second

Pets considered on agreement

Mays Residential Lettings are members of ARLA Propertymark.

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Mays are part of the Property Ombudsman Scheme TPO - DO3138

## Key Features

- Two double bedrooms
- Located in the heart of Westbourne Village
- Kitchen with some appliances
- Unfurnished
- One allocated off-road parking space
- Second floor apartment
- Spacious living room
- Separate bathroom
- Accessed via a communal entrance
- Walking distance to shops, cafés, transport links and beaches

TOTAL FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.1 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 inaccuracy. The floorplan 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 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 and letting property 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.

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ESTATE AGENTS

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## Energy Efficiency Rating

