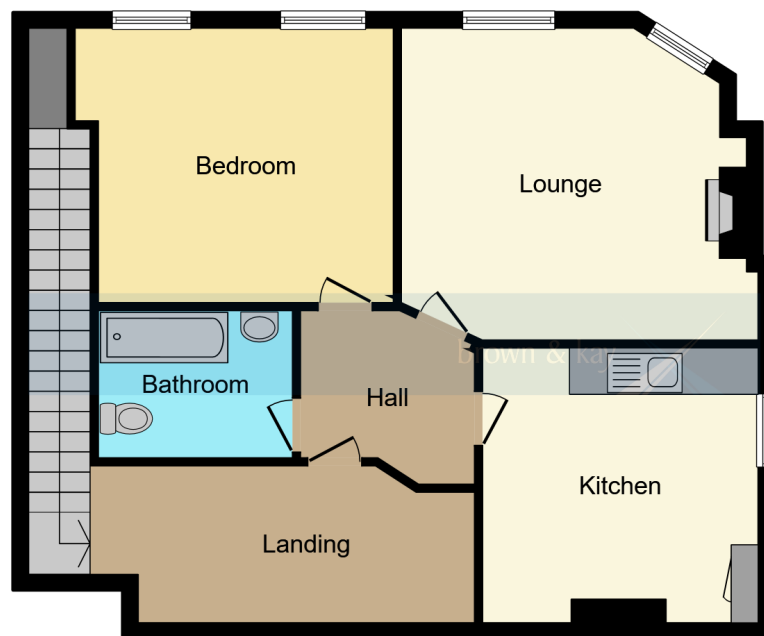




FLAT 1 71 POOLE ROAD, WESTBOURNE, DORSET BH4 9BB

£150,000

- PERIOD BUILDING
- FIRST FLOOR APARTMENT
- NO FORWARD CHAIN
- HEART OF WESTBOURNE LOCATION
- ONE BEDROM
- IDEAL INVESTMENT, FTB OR HOLIDAY HOME



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

*****NO FORWARD CHAIN***** Ideally located in the heart of Westbourne is this spacious one bedroom apartment positioned on the first floor of this period building. Boasting generous accommodation to include a 15' lounge, 11' kitchen/breakfast room and good size double bedroom this home would make a great buy to let, first time buy or lock up and leave holiday home.

AGENTS NOTE - PETS & HOLIDAY LETS

To be advised

LOUNGE

15' 1" x 13' 3" (4.60m x 4.04m) Two front aspect secondary double glazed windows with pleasant outlook over the street scene of Westbourne, two radiators, fireplace.

KITCHEN/BREAKFAST ROOM

11' 0" x 9' 6" max (3.35m x 2.90m) Single glazed window overlooking the picturesque Westbourne arcade, range of cupboards, inset sink with drainer, space for washing machine, space for fridge/freezer, space for cooker, cupboard housing tank and wall mounted boiler.

BEDROOM

12' 1" x 10' 7" (3.68m x 3.23m) Two secondary double glazed windows with pleasant street scene view, radiator.

BATHROOM

5' 3" x 5' 0" (1.60m x 1.52m) Panelled bath with mixer taps, w.c. and wash hand basin. Tiled walls, radiator.

TENURE - LEASEHOLD - NEW LEASE EXTENSION IS IN HAND

Length of Lease - 189 years from 1981 + 189 years, expires in 2107 (146 years remaining)

Ground Rent - £75.00 per annum

Insurance - £166.00 per annum

Maintenance - As and When

Management Company - Self Managed

COUNCIL TAX - BAND A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	51	69
EU Directive 2002/91/EC		

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.