

Amersham Court
30 Marlborough Road, Westbourne BH4 8DH

Guide Price £325,000





Property Summary

Top floor apartment offering flexible and versatile accommodation, offering two/three bedrooms, two bathrooms, exceptional entrance hall and sunny aspect balcony. Offered to the market with no forward chain, viewings are highly recommended.



Key Features

- Flexible and versatile accommodation
- Scope for improvement
- Two/three bedrooms
- Built in wardrobes
- Two bathrooms (one en-suite)
- Sunny aspect balcony
- Level walk to local shops
- Garage and visitor parking
- Self managed block
- Council tax band D



About the Property

Upon entering the property you are welcomed by an exceptional entrance hall, with fitted cupboard, additional space for home office and access into the principal accommodation. The lounge/diner offers a bright and airy aspect with pleasant outlook and door leading onto the balcony. The kitchen has a range of units with integrated oven and hob and space for further freestanding appliances. The kitchen opens into the current dining room which offers flexible arrangement and could alternatively become a third bedroom. There are two further bedrooms, both offering built in wardrobes and the master with en-suite shower room. The family bathroom completes the accommodation.

Outside, the block has well-manicured communal gardens with garages and several visitor parking spaces offered on a first come, first served basis. This property has been extremely loved and is in immaculate condition however has scope for further improvement. A viewing is highly recommended. No forward chain.

Tenure: Share of Freehold

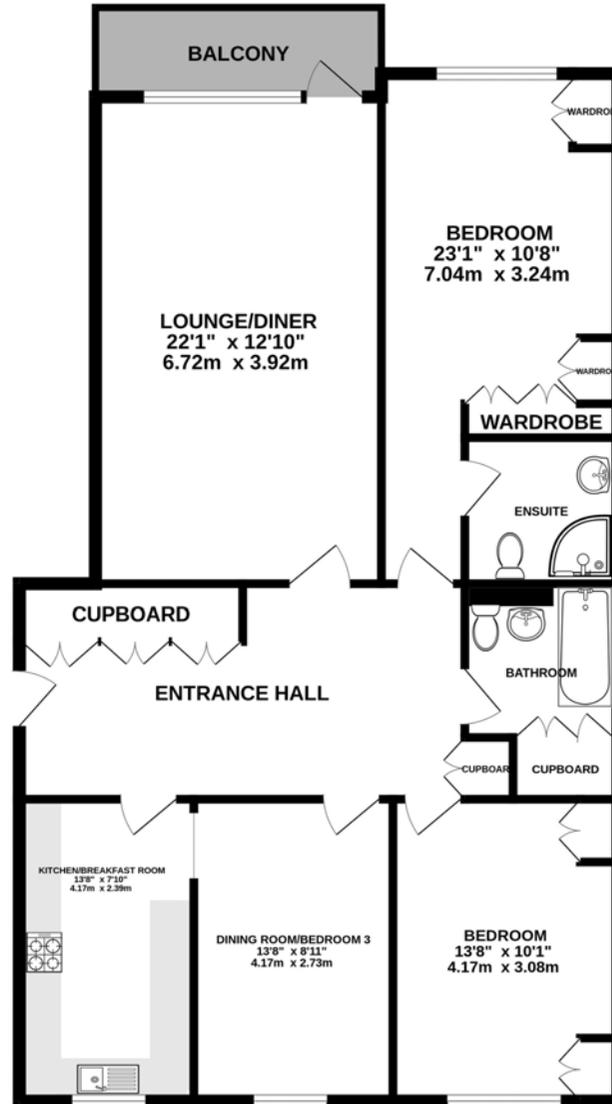
Lease Length: 999 years from 2010

Service Charge: £550 per quarter (£2,200 per annum), which includes buildings insurance, communal cleaning and communal electricity, gardening, water and sewage.

We have been advised that pets and lettings are not permitted. The block has a stair lift and this can be included in the sale if required.



SECOND FLOOR
1156 sq.ft. (107.4 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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 high street, benefiting from a variety of excellent restaurants, bars 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.

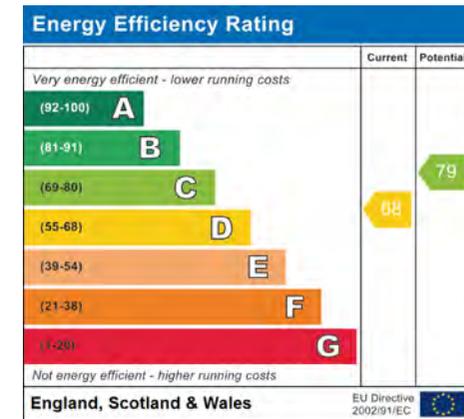
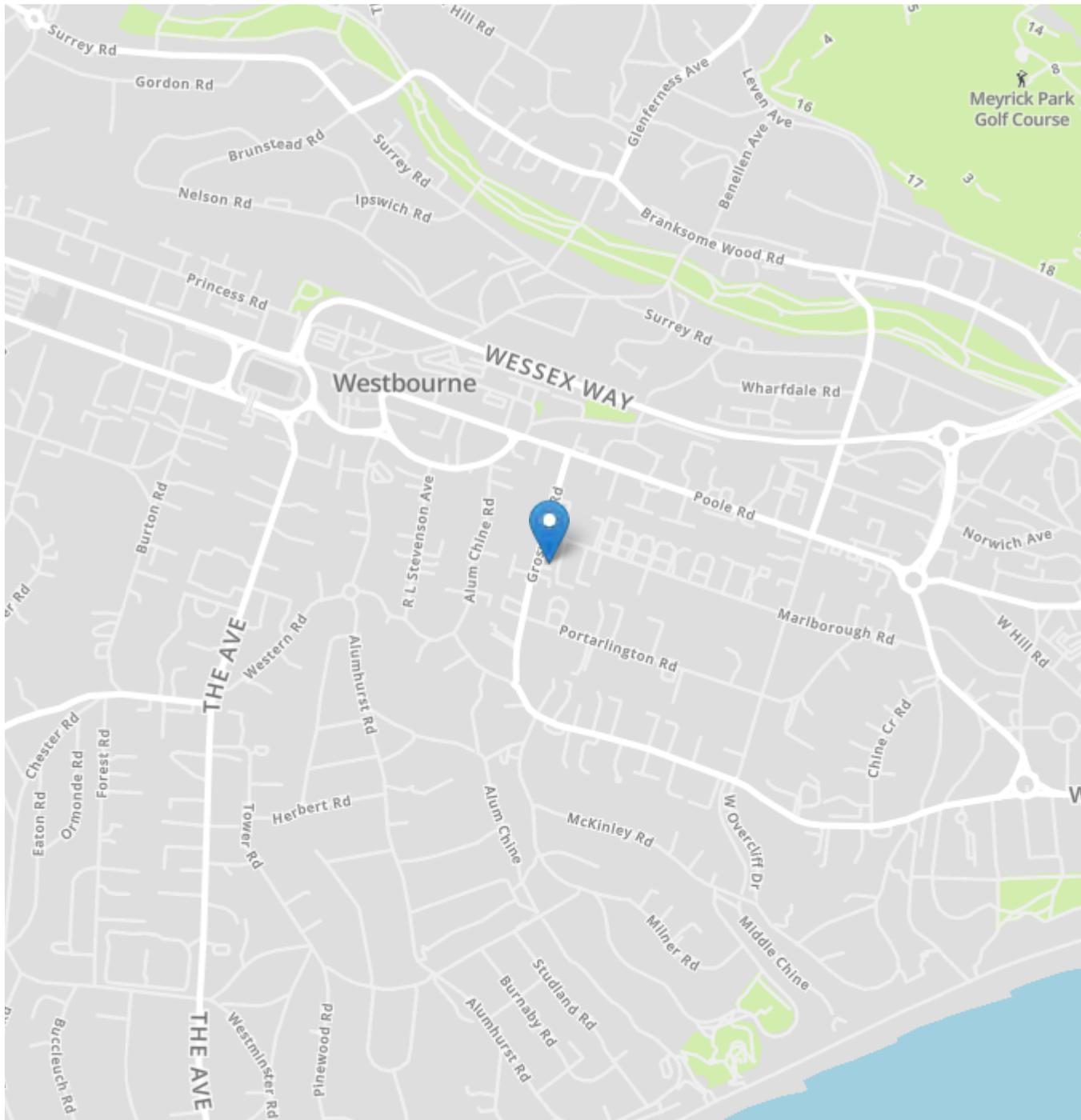


About Mays

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 25 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 nearly 30 years.



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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

