



FLAT 5 HOMEWEST HOUSE, 35 POOLE ROAD, BOURNEMOUTH BH4 9DJ

£100,000

- CLOSE TO WESTBOURNE
- DIRECT ACCESS TO GARDENS
- NO CHAIN
- GROUND FLOOR
- RESIDENTS FACILITIES
- A MUST SEE HOME

TOTAL APPROX. FLOOR AREA 409 SQ.FT. (38.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Offered for sale with NO FORWARD CHAIN is this one bedroom GROUND FLOOR APARTMENT ideally situated for ease of reach to Westbourne village. The property further benefits from 17' LOUNGE/DINING ROOM with DOOR TO COMMUNAL GARDENS, KITCHEN, and SHOWER ROOM.

LOUNGE/DINING ROOM

17' 5" x 10' 7" (5.31m x 3.23m) Double glazed window with pleasant outlook, double glazed door leading directly on the well maintained communal grounds, heater.

KITCHEN

7' 5" x 5' 4" (2.26m x 1.63m) Range of wall and base units, sink with drainer, inset electric hob with matching oven below, integrated fridge.

BEDROOM

14' to wardrobe front x 8' 7" (4.27m x 2.62m) Double glazed window, heater, double wardrobe.

SHOWER ROOM

6' 8" x 5' 6" (2.03m x 1.68m) Oversize shower cubicle, low level w.c. and wash hand basin.

RESIDENTS FACILITIES

There are residents facilities to include Lounge and Laundry Room.

TENURE - LEASEHOLD

Length of Lease - 125 years from 1987
Maintenance - £3,670.00 per annum
Ground Rent - £495.04 per annum

COUNCIL TAX - BAND B

