



**Flat 8, Westbury Grange, 62 Lansdowne Road
Bournemouth, Dorset, BH1 1RT**

HEARNES

WHERE SERVICE COUNTS

A spacious two double bedroom, two-bathroom second floor apartment with lift located within easy reach of Bournemouth town centre with its range of bars, restaurants and shops. The property further benefits from an allocated parking space, a south westerly facing balcony, spacious living / dining room and electric gated entrance.

The property is entered via a secure entry phone system with the well maintained communal hallway leading to a lift and stairs giving access to the apartment. On entering the property the spacious hallway provides access to all principal rooms and a large storage cupboard. The spacious living/ dining room situated to the rear of the property provides double doors onto the balcony. A modern kitchen offers a range of floor and wall mounted units finished with a contrasting work surface over. The kitchen is complete with an integral oven, hob, extractor fan, fridge and freezer. Both bedrooms are double in size and offering a range of fitted wardrobes. The larger master bedroom with access to the balcony is also conveyed with an en suite shower room with a modern suite comprising of WC, wash hand basin and shower. The main family bathroom is complete with a modern three piece suite comprising of WC, wash hand basin and bath and finished with tiled flooring and part tiled walls.

Externally the property is situated in well maintained communal grounds and benefits from an allocated parking space with the property being accessed via secure electric gates.

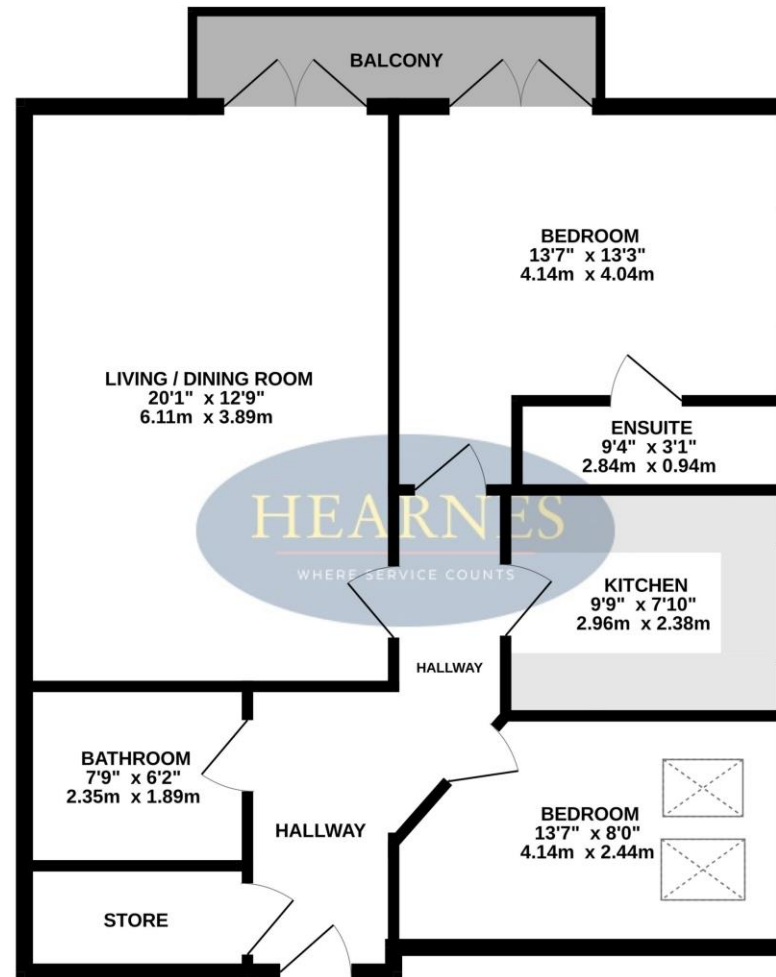
Leasehold - 165 years remaining on the lease

Maintenance charge approximately £1082.40 every 6 months

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



TOP FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

