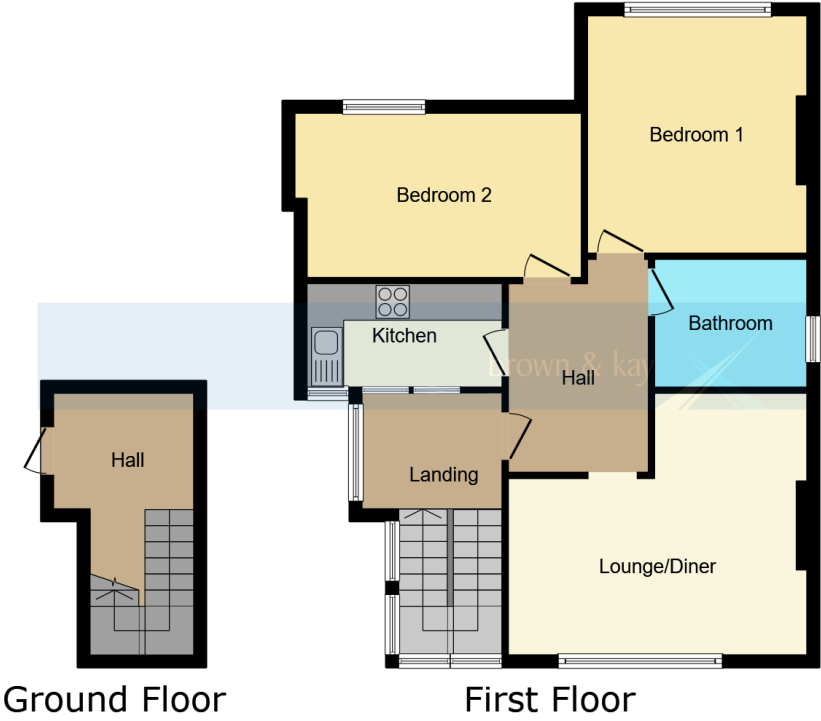




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



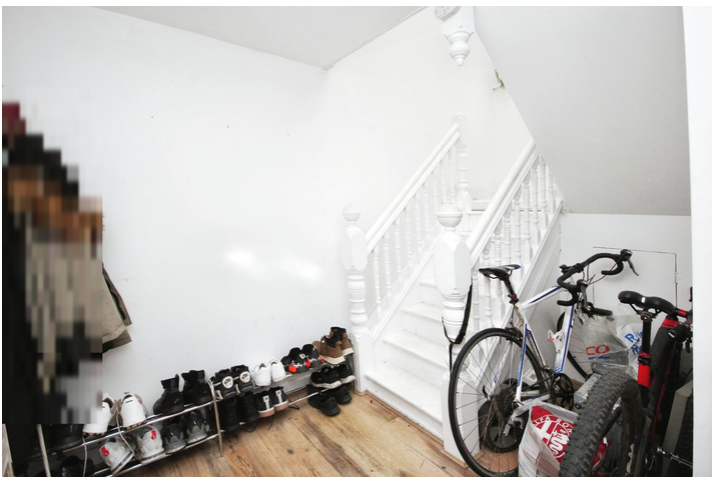
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

DISCLAIMER PROPERTY DETAILS: 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.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



8b Wharfdale Road, WESTBOURNE, Dorset BH4 9BT

£215,000

The Property
Brown and Kay are delighted to market this two double bedroom first floor apartment being sold with no forward chain. The home is well presented and benefits from a large lounge/diner, separate kitchen, two double bedrooms and bathroom. The home also benefits from a private entrance and large landing area which would lend itself to a sun room or office space. Further benefits include a share of the freehold and plenty of storage.

The property occupies a great position in this cul-de-sac location twixt both Bournemouth and Westbourne town centres. The larger town of Bournemouth offers a wide and varied range of shopping and leisure pursuits, whereas Westbourne has a more cosmopolitan vibe with an eclectic mix of café bars, boutique shops and restaurants plus the usual high street names such as Marks and Spencer food hall. Explore a little further and you will find miles upon miles of glorious sandy beaches with promenade stretching to Bournemouth and beyond in one direction and the glamour of Sandbanks in the other.

AGENTS NOTE - PETS AND HOLIDAY LETS
The vendor has advised the home is pet friendly and holiday lets are permitted. Please note, we have not seen sight of the lease and buyers must satisfy themselves before proceeding/be verified by your solicitor.

ENTRANCE HALL
Private entrance, stairs up to landing with UPVC glazing and space for seating/office area.

KITCHEN
10' 4" x 5' 7" (3.15m x 1.70m) Feature frosted internal glass block windows (into hallway), mix of base and wall units with complementary work surfaces over. Space for under counter washing machine, fridge and dishwasher. Integrated oven and gas hob with extractor over.

LIVING / DINING ROOM
16' 0" x 14' 1" (4.88m x 4.29m) Frosted double glazed windows to rear aspect.

BEDROOM ONE
12' 10" x 11' 11" (3.91m x 3.63m) Window to front aspect, feature fireplace.

BEDROOM TWO
14' 11" x 9' 0" (4.55m x 2.74m) Double glazed window to front aspect.

BATHROOM
Suite comprising corner bath, wash hand basin and vanity unit with wash hand basin.

TENURE - SHARE OF FREEHOLD
Lease Length - 70 years remaining
Service Charge - as & when
Ground Rent - Peppercorn
Management Agent - Self Managed

COUNCIL TAX - BAND B