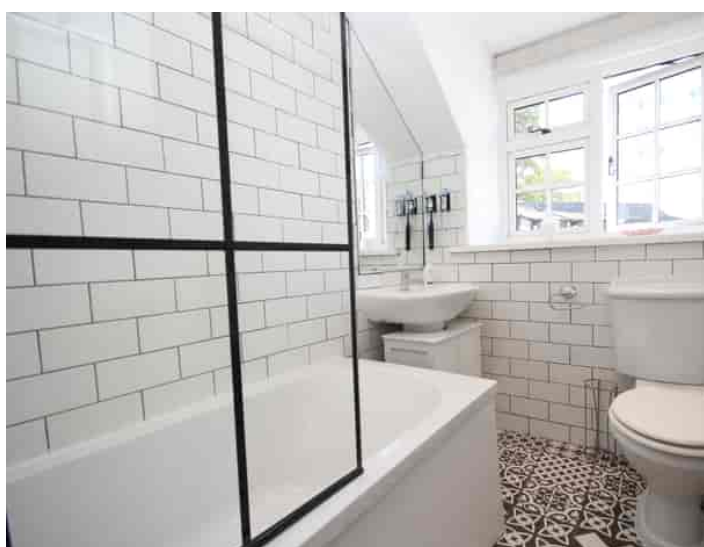




4, The Courtyard, 1 Prince of Wales Road, WESTBOURNE, Dorset BH4 9HA

£305,000

brown & kay



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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

The Property
Ombudsman
SALES

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



THE PROPERTY

A rare opportunity to acquire this charming two double bedroom end of terrace mews house, ideally situated just a short stroll from the vibrant heart of Westbourne Village. This delightful home features a spacious 25'11" living/dining room, a separate fitted kitchen, and on the first floor you will find two generously sized double bedrooms along with a stylish bathroom. Further benefits include an allocated parking space, gas central heating and double glazing making this a must see home!

Occupying a super position a stones throw from the bustling village of Westbourne where you will find a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. With transport in mind, the area is well served with bus services operating to surrounding areas and main line train stations are located at nearby Branksome and Bournemouth with links to London Waterloo. For beach lovers, miles upon miles of golden sandy shores with promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other are also close by.

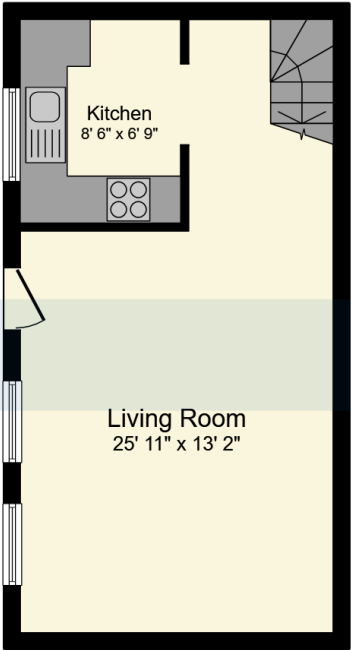
MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - 982 years remaining
- Service Charge - £100 per month
- Management Agent - To be confirmed
- Pets & Holiday Lets - To be confirmed
- Parking - Allocated parking space
- Utilities - Mains Gas, Electricity & Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band D
- EPC Rating - D

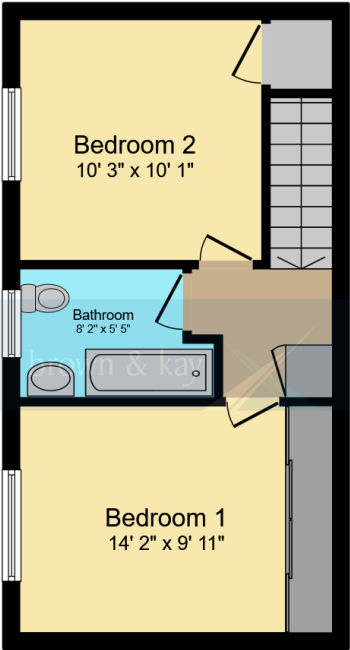
KEY FEATURES

- MOMENTS FROM WESTBOURNE VILLAGE
- COURTYARD STYLE DEVELOPMENT
- END OF TERRACE MEWS HOUSE
- TWO BEDROOMS
- SPACIOUS LIVING/DINING ROOM
- SEPARATE KITCHEN
- ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- TENURE - SHARE OF FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	64
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor
Floor area 337 sq.ft.



First Floor
Floor area 337 sq.ft.

Total floor area: 674 sq.ft.

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