



GFF 3 R L Stevenson Avenue, Westbourne, Bournemouth, Dorset BH4 8ED

£220,000 Leasehold

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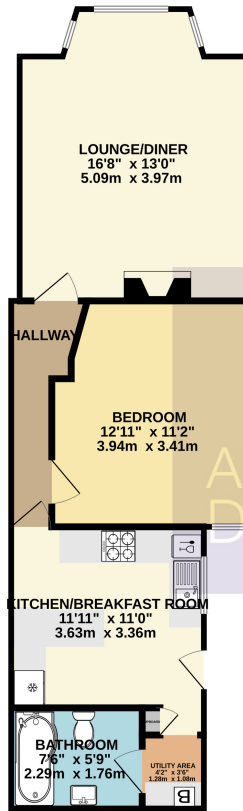
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

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**\*\* NO FORWARD CHAIN \*\*** A superb one double bedroom ground floor converted apartment ideally situated just yards from Westbourne Village with its array of boutiques, bistros and bus routes. The blue flag sandy bathing beaches at Alum Chine are also just a short distance away. This ideal buy to let is beautifully presented throughout and viewing is imperative to appreciate not only its sought after location but also the good sized accommodation on offer, which comprises: lounge/diner, modern fitted kitchen, utility area and bathroom. Externally the property has the added benefit from an allocated off road parking space. Further features include: Own entrance, feature fireplace to lounge, some integrated appliances to kitchen, gas central heating and UPVC double glazing.

**ANTHONY  
DAVID & CO**

GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



ANTHONY  
DAVID & CO

Lounge/Diner 5.09m x 3.95m (16' 8" x 13' 0") ( into bay)

Kitchen 3.67m x 3.33m (12' 0" x 10' 11") max

Utility Area 1.82m x 1.02m (6' 0" x 3' 4")

Bedroom 3.95m x 3.41m (13' 0" x 11' 2")

Bathroom 2.21m x 1.77m (7' 3" x 5' 10")

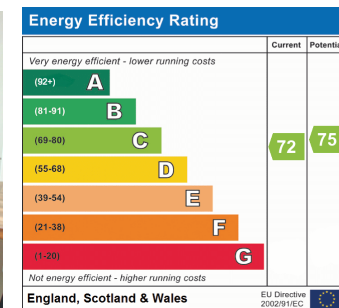
Tenure Leasehold - 88 years remaining

Ground Rent £150 per annum

Council Tax Band B

TOTAL FLOOR AREA : 549 sq.ft. (51.0 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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