



8 Amersham Court, 30 Marlborough Road, Westbourne, Bournemouth, Dorset BH4 8DZ £250,000 Share of Freehold

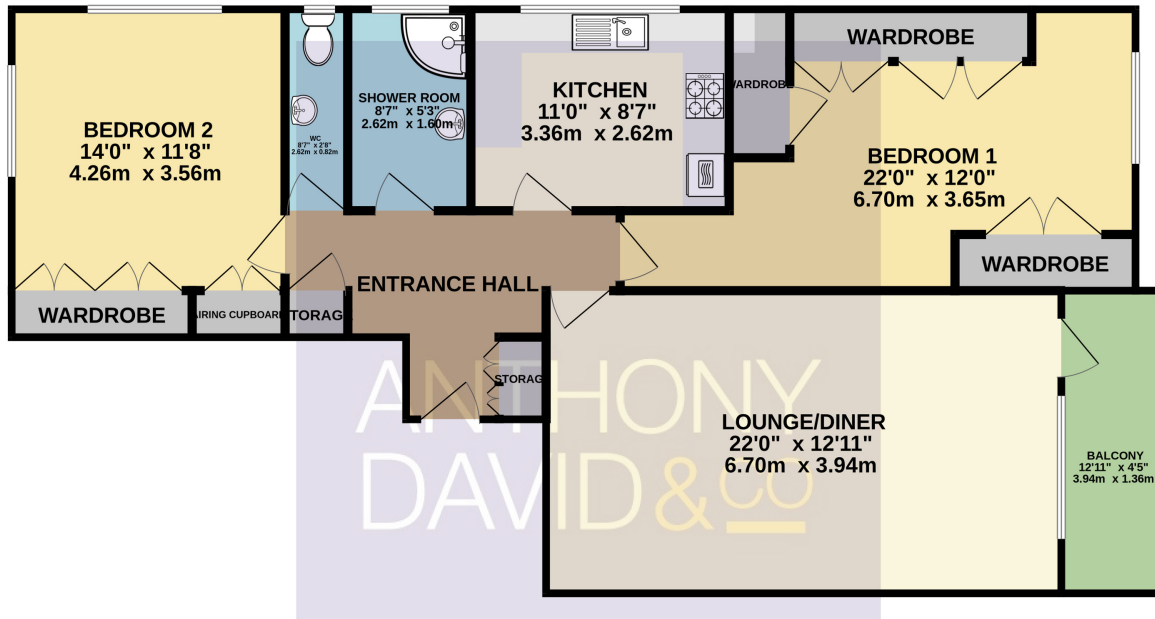
**\*\* NO FORWARD CHAIN \*\*** A sizable two double bedroom first floor purpose built apartment ideally situated on this sought after road in Westbournes 'Golden Grid'. Westbourne Village with its array of shopping facilities and eateries and the sandy bathing beaches at Alum Chine are both close to hand. The property is in need of modernisation and viewing is essential to not only appreciate its fantastic location but also its full potential. The accommodation on offer comprises: 22' lounge/diner, WESTERLY ASPECT BALCONY, kitchen, shower room and separate cloakroom. Externally the property is set within well maintained communal grounds and has the added benefit of a garage in block. Further features include: feature fireplace to lounge, ample storage/built-in wardrobes, visitors parking, gas central heating and UPVC double glazing.

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**ANTHONY  
DAVID & CO**



**FIRST FLOOR**  
927 sq.ft. (86.1 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 22' 0" x 12' 11" (6.71m x 3.94m)

Balcony 12' 11" x 4' 5" (3.94m x 1.35m)

Kitchen 11' 0" x 8' 7" (3.35m x 2.62m)

Bedroom One 22' 0" x 12' 0" (6.71m x 3.66m) max

Bedroom Two 14' 0" x 11' 8" (4.27m x 3.56m)

Shower Room 8' 7" x 5' 3" (2.62m x 1.60m)

Separate Cloakroom 8' 7" x 2' 8" (2.62m x 0.81m)

Garage In block

Tenure Share of the Freehold - 999 years from 25/03/2010

Service Charge £550 per quarter

Council Tax Band D

Management Company Himes & Steeple Bournemouth

TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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