



7 Auburn Mansions, 94 Princess Road, Westbourne, Poole, Dorset BH12 1BW

£250,000 Share of Freehold

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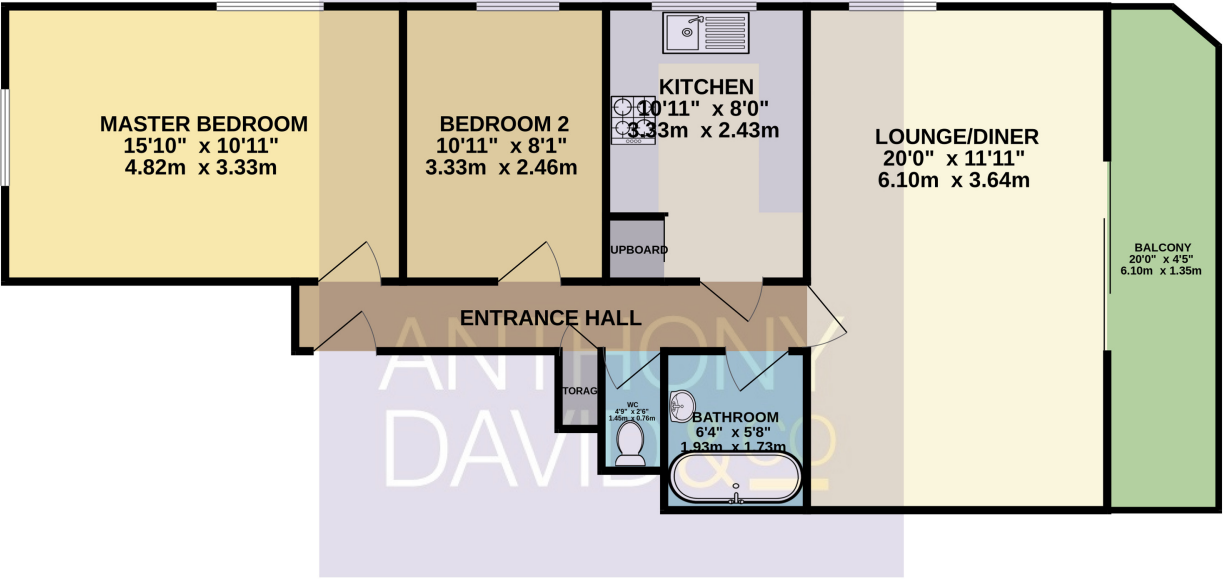
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A superb two double bedroom third floor purpose built apartment ideally situated just yards from Westbourne Village with its array of bars, eateries, boutiques and amenities. Bournemouth Town centre and the sandy bathing beaches at Alum Chine are also close to hand. This ideal first time buy/investment offers stylish living throughout and viewing is imperative to appreciate not only its fantastic and convenient location but also the accommodation on offer, which comprises: 20' lounge/diner, enclosed SOUTH WESTERLY ASPECT BALCONY, chic kitchen, bespoke separate cloakroom with sink incorporated in the W.C. TO save water and separate bathroom. Externally the property has the added benefit from a garage in block. Further features of this 'hidden gem' include; boiler and radiators(2018), Aluminium double glazed windows in 2020, Carpets fitted in 2022. SHARE OF FREEHOLD, storage, lift to all floors and gas central heating.

**ANTHONY
DAVID & CO**

THIRD FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 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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- Entrance Hall Doors to
- Lounge/Diner 20' 0" x 11' 11" (6.10m x 3.63m)
- Balcony South Westerly aspect
- Kitchen 10' 11" x 8' 0" (3.33m x 2.44m)
- Bedroom One 15' 10" x 10' 11" (4.83m x 3.33m)
- Bedroom Two 10' 11" x 8' 1" (3.33m x 2.46m)
- Separate Cloakroom 4' 9" x 2' 6" (1.45m x 0.76m)
- Bathroom 6' 4" x 5' 8" (1.93m x 1.73m)
- Garage In block
- Parking
- Tenure Share of Freehold - approximately 981 years remaining
- Service Charge £1500 per annum
- Council Tax Band C



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(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	