



Poole Road, Bournemouth BH4 9DE



Property Summary

We are delighted to present this superb ground floor flat available to rent, ideally located just moments from the vibrant amenities of Westbourne and within walking distance of Bournemouth town centre. This well-appointed home offers a fantastic combination of comfort and convenience, making it an ideal choice for professionals or those looking to enjoy coastal living with easy access to shops, cafés, and transport links.



Key Features

- Two bedroom ground floor apartment
- Garage
- Two bathrooms (one en-suite)
- Unfurnished
- Kitchen with appliances
- Second reception room/dining room
- Situated close to Westbourne village
- Direct access to communal gardens
- Conservatory
- Ample storage



About the Property

The flat features a well-equipped kitchen with appliances including washing machine, dishwasher, induction hob, double oven, boiler and optional fridge/freezer. There is also a dedicated dining room/second reception room, perfect for entertaining or everyday use.

A standout feature of the property is the reception room with built-in storage cupboards and patio doors that open into a sunny conservatory leading to the communal gardens, offering a bright and versatile space for relaxing.

The master bedroom is complete with fitted wardrobes and a modern en-suite bathroom with bath. A second generously sized double bedroom also benefits from built-in wardrobes. The property offers a separate bathroom including a separate shower, toilet, sink, and a heated towel rail for added comfort.

Additional benefits include a garage, additional off road parking on a first come first served basis and an entry phone system. Offered unfurnished. This attractive apartment would be a much-loved home. Regretfully pets are not permitted.

Council Tax Band: D

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an electric mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

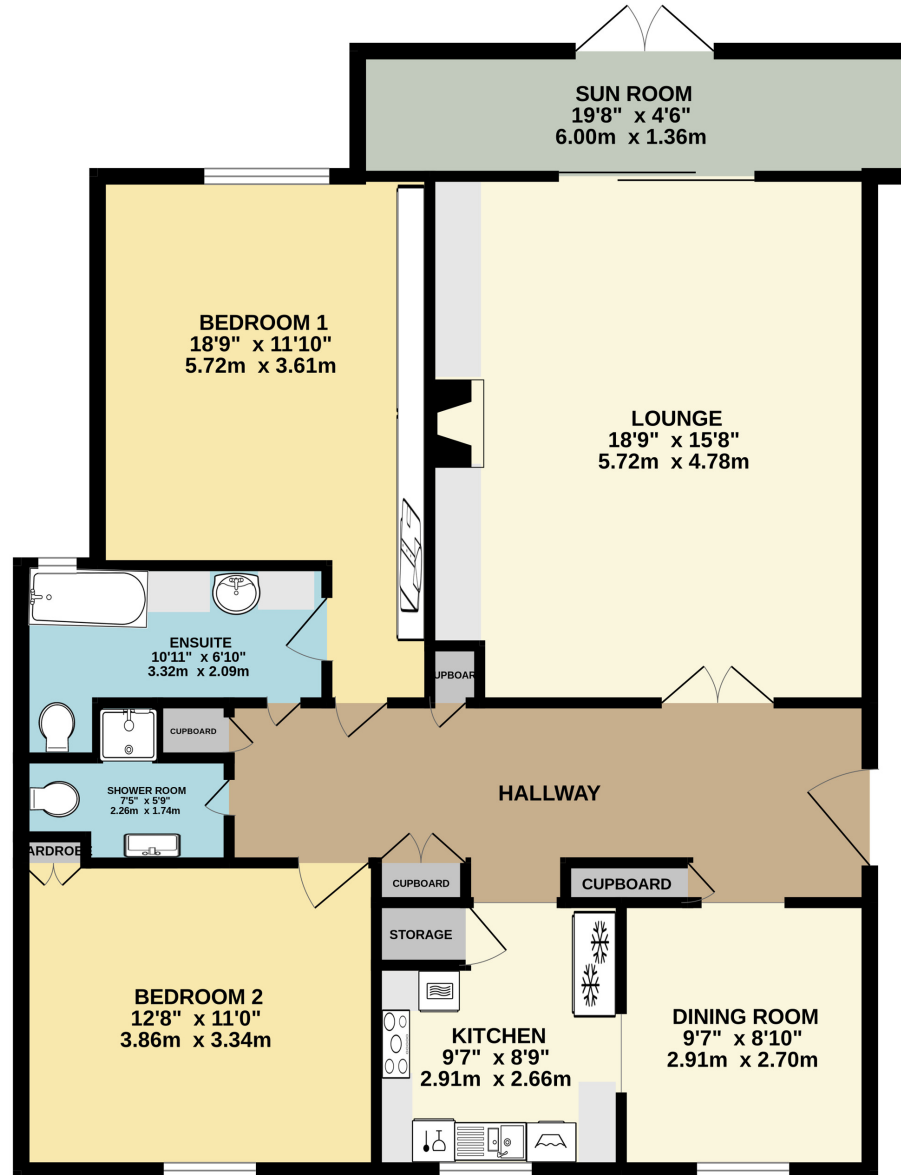
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GROUND FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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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About the Location

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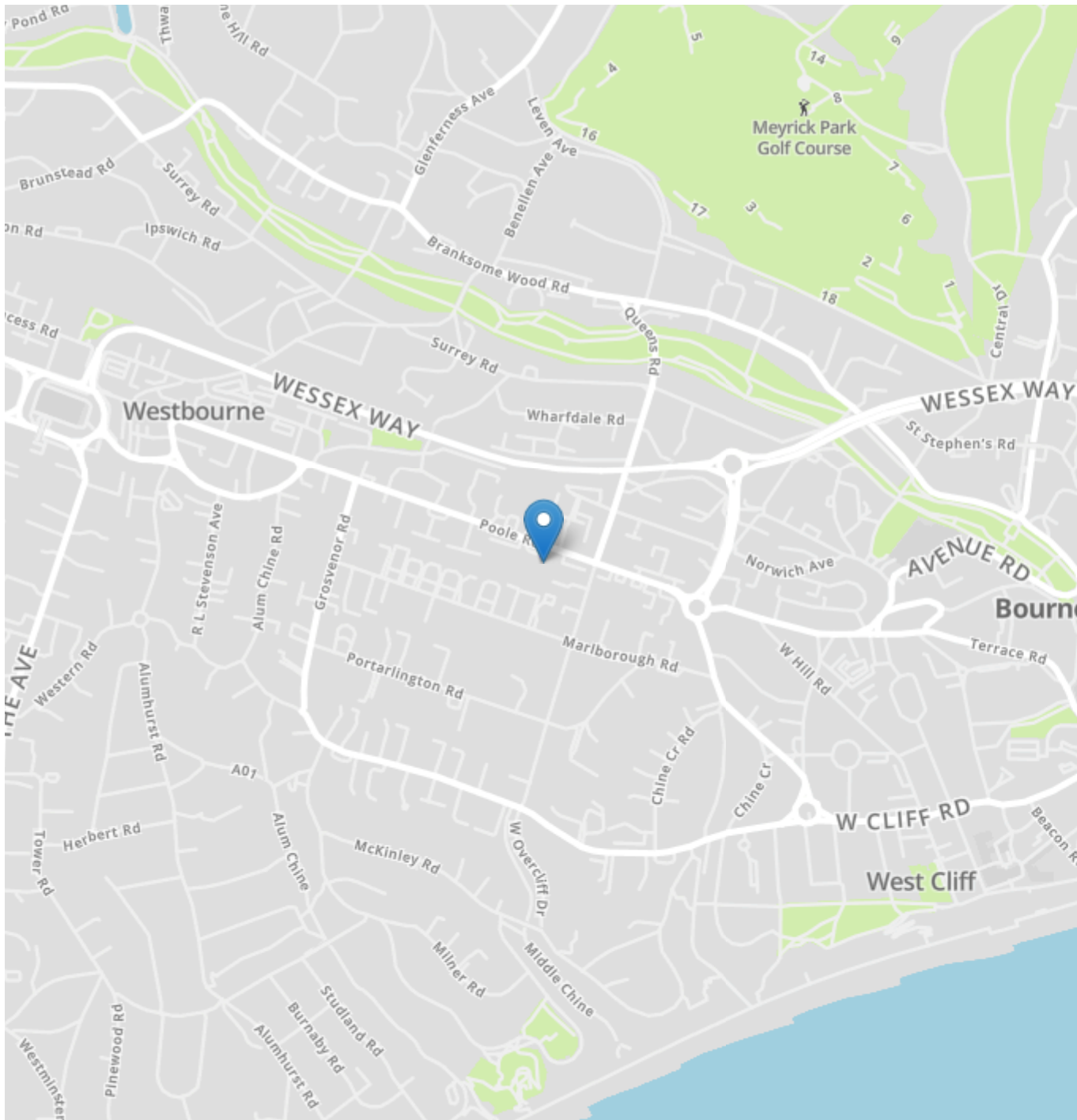


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Mays Lettings

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