

Quarry Chase 30 Poole Road, Westbourne BH4 9DD

£180,000 Share of Freehold

**MAYS**  
ESTATE AGENTS



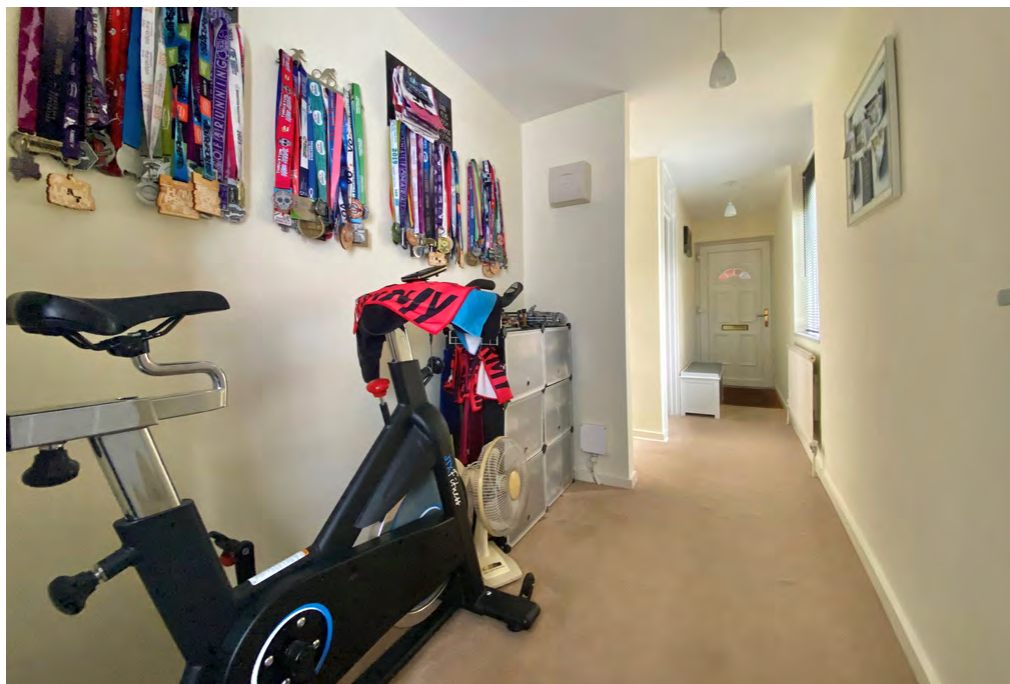
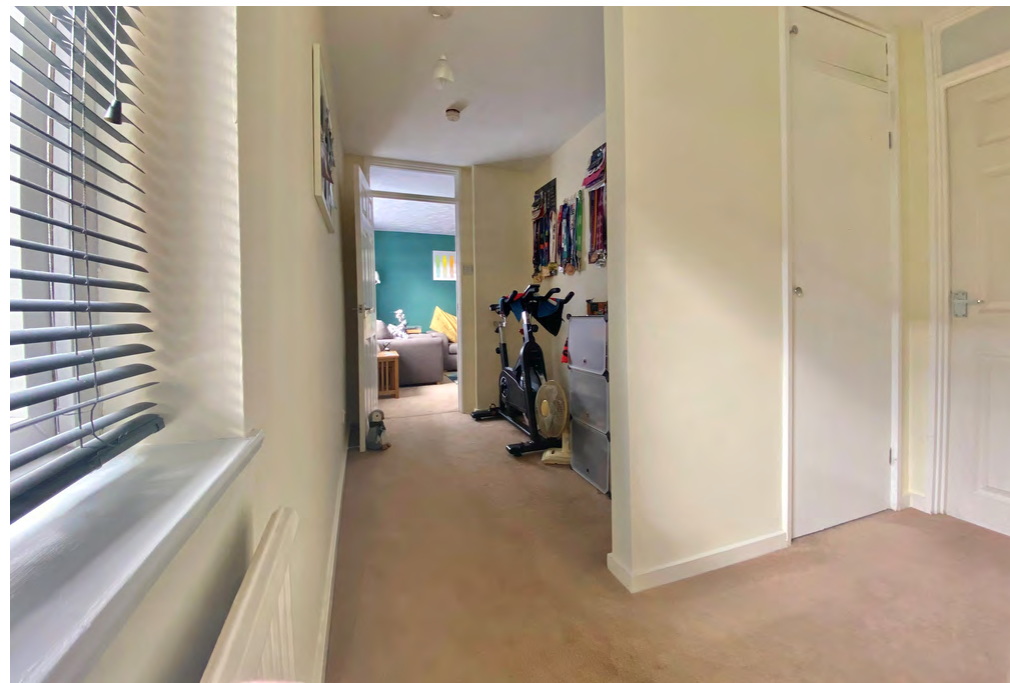






## Property Summary

Ground floor one bedroom apartment situated within the heart of Westbourne village, offering generous accommodation and would make an ideal first time buy.



## Key Features

- Ground floor apartment with private entrance
- Living/dining room with dual aspect
- Fitted kitchen
- One bedroom
- Garage in block
- Communal gas heating
- Ideal first time buy
- Central Wesbourne location



## About the Property

A strong selling feature of the property is that Flat 24 enjoys independent access courtesy of its own entrance.

The entrance hall provides access to the principal accommodation and widens which allows space for a bike or storage.

The living/dining room has a delightful dual aspect which floods the room with natural light. A door leads from here into the kitchen which has a range of units with space for freestanding appliances. The kitchen also incorporates an integrated oven with electric hob and extractor fan above.

The generous bedroom has plentiful space for bedroom furniture and the bathroom is fitted with a modern white suite.

To the rear of the block there are visitor parking spaces and access to the single garage which has an up and over door, and further storage behind the parking area.

We feel this is a superb property which requires internal inspection to be appreciated. Overall this would make a great home and viewings are highly recommended.

Tenure: Share of Freehold

Lease Length: 999 years from 1985

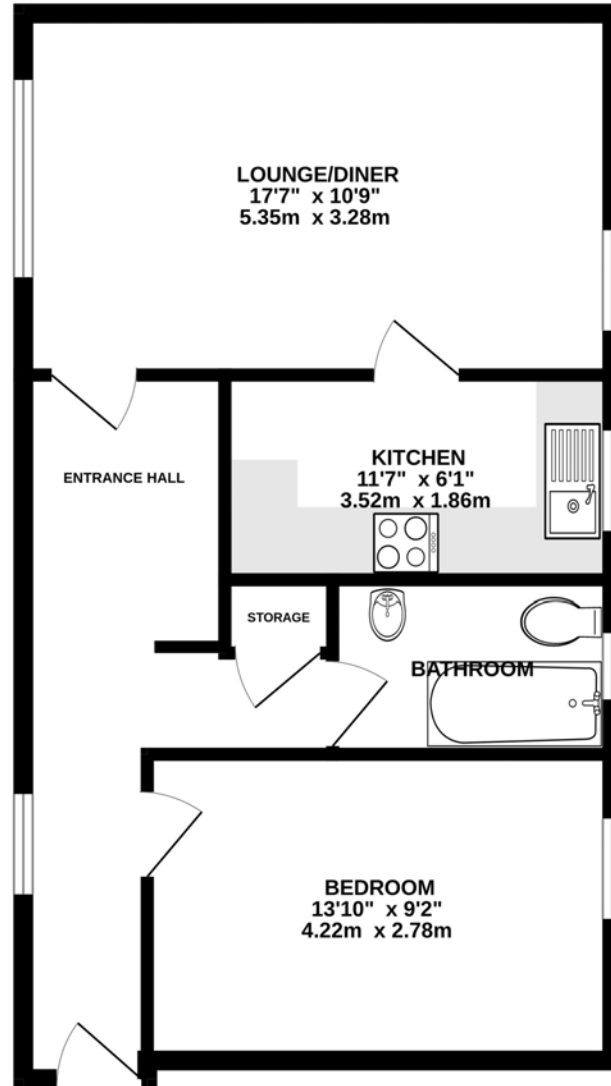
Council Tax Band: B

Service Charge: £300 per month (£3,600 per annum) which includes water/sewage, communal gas heating, buildings insurance.

The development is reserved for the enjoyment of residents therefore pets and the letting of the property are not permitted.



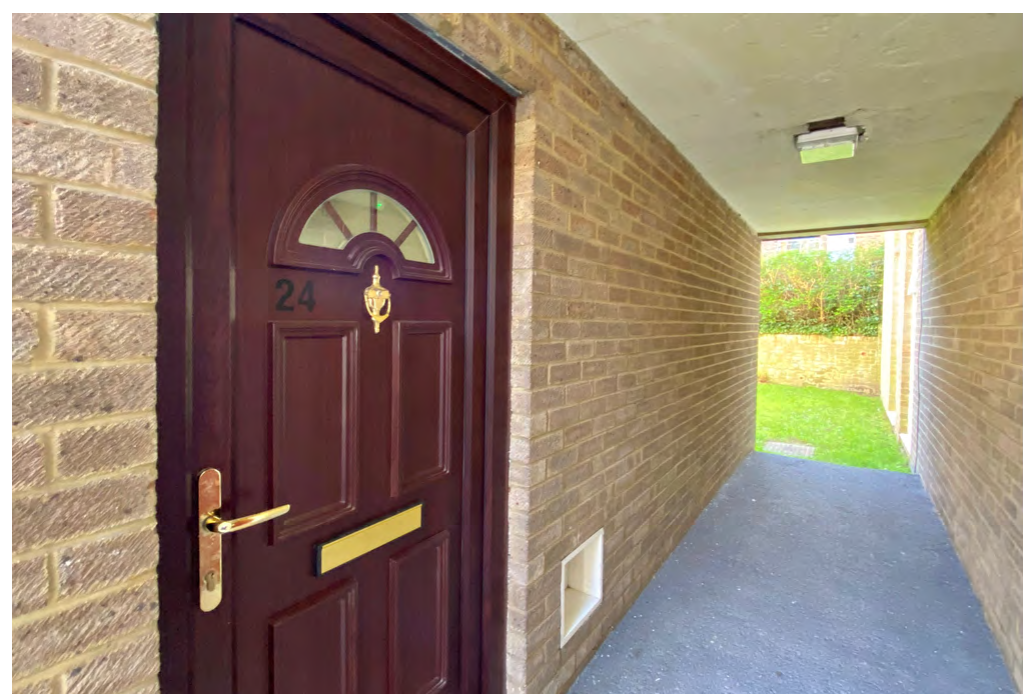
GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



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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## About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne high street, benefiting from a variety of excellent restaurants, bars 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



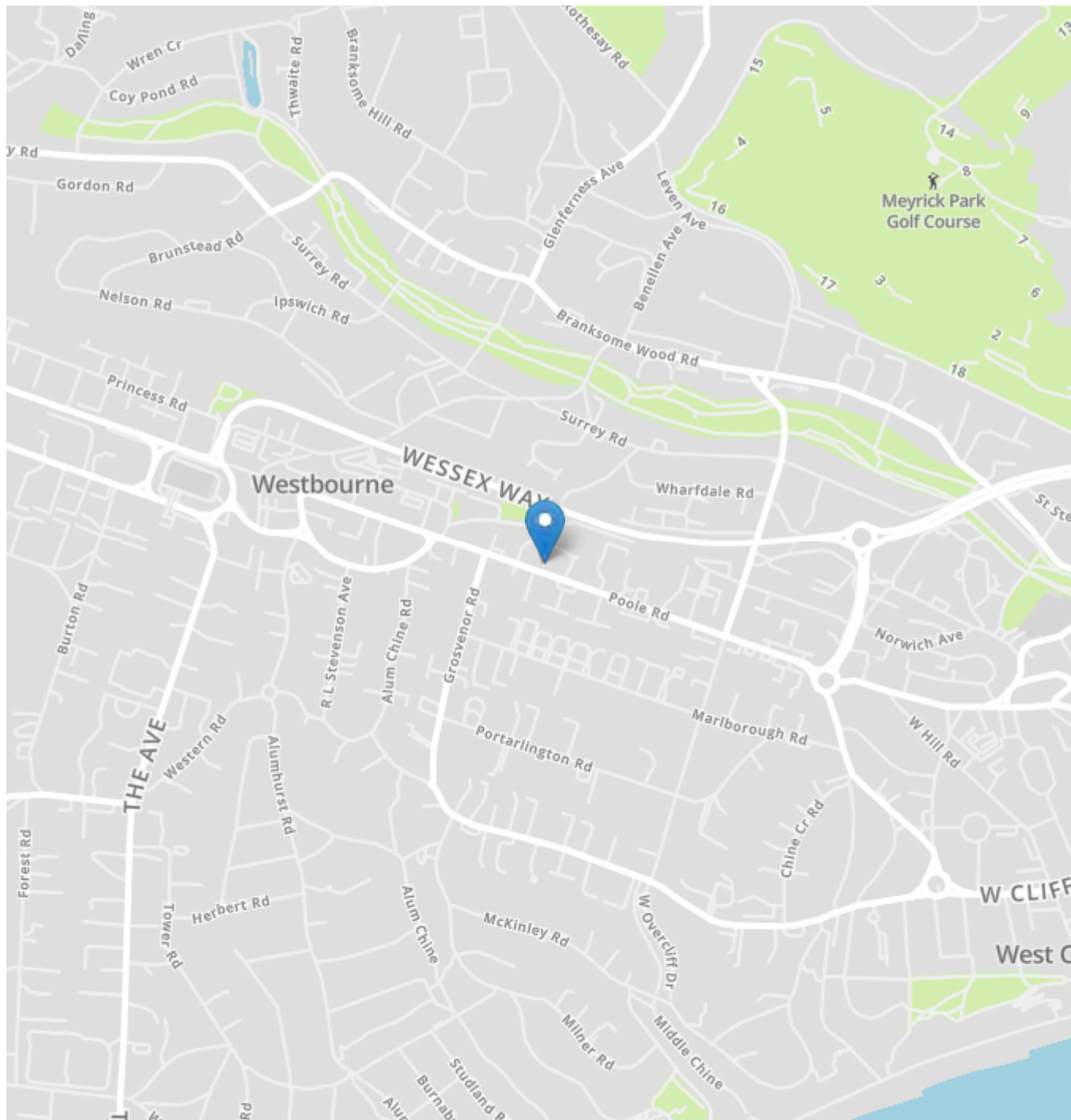
## About Mays

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 clients homes for more than 25 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 nearly 30 years.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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