

MAYS



Flat 8, 7-9 Westbourne Park Road, Dorset, Bournemouth BH4 8HG
Leasehold O.I.E.O. £350,000

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This beautifully appointed two double bedroom garden apartment is full of charm and character, It has it's own separate entrance and allocated parking space. It is ideally situated, being close to the vibrant Westbourne Village with its eclectic mix of bars, cafes and restaurants, as well as the Marks & Spencers Food Hall and is also just a short walk away from the award winning blue flag beaches of Alum and Branksome Chine. It would be an excellent investment for any buyer who is either a home worker to make use of the fabulous private outside space that's on offer or perhaps a holiday home.

A wrought iron gate leads into the beautiful private garden and front door. The entrance hall creates an excellent first impression, with all principle rooms leading off. The lounge has double glazed sliding patio doors and enjoys a pleasant outlook onto the garden. The kitchen has a good range of wall and floor mounted storage cupboards with work surfaces above. Built in oven and four ring burner gas hob. There is ample space for a table and chairs. Space and plumbing for washing machine.

The two bedrooms are double in size, with the luxuriously appointment bathroom, with its panelled bath, mixer taps and shower attachment, wash basin with vanity unit under and low level WC, completing the accommodation.

The garden has been lovingly cared for by the current owner and has been designed with lifestyle in mind. It is ideal for relaxing, entertaining or dining. There is also an area to the side of the property, which is ideal for storing bikes, paddle boards or beach equipment. Viewing is highly recommended.

TENURE

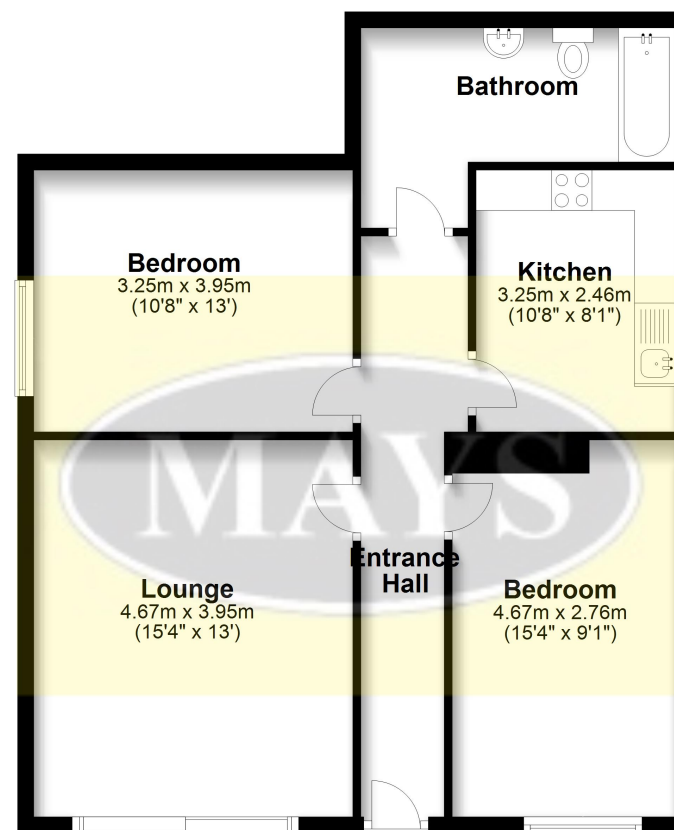
Service charge £642.00 half yearly.

Leasehold - years remaining 163 years.

BCP Council Tax Band C

Ground Floor

Approx. 70.6 sq. metres (759.5 sq. feet)



Total area: approx. 70.6 sq. metres (759.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	78
(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	

Mays Estate Agents - Westbourne

4 Seamoor Road
 Bournemouth
 Dorset
 BH4 9AN
 T: 01202 757555
 E: bournemouth@maysestateagents.com (sales)
 E: lettings@maysestateagents.com (lettings)
www.maysestateagents.com

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New Developments (where applicable)

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