

Westbourne Park Road, Westbourne BH4 8HG

Offers in excess of £200,000 Leasehold

MAYS
ESTATE AGENTS





Property Summary

A spacious two bedroom ground floor apartment set within a prime Westbourne Village location.



Key Features

- Two spacious double bedrooms
- Bright and airy open plan living/kitchen space
- Character features throughout
- Ground floor with private entrance
- Well-maintained communal areas
- Sought-after location near Westbourne Village
- Easy access to Bournemouth's award-winning beaches and the nearby Chines



About the Property

We are delighted to present this charming and spacious two double bedroom ground floor apartment, ideally positioned just moments from the vibrant heart of Westbourne Village and the picturesque local Chines.

Set within a well-maintained period building, the apartment is accessed via communal hallways and benefits from its own private front entrance, offering a welcoming and homely feel.

The property boasts a superb open plan kitchen/living area, thoughtfully designed to combine functionality with comfort. A large sunny bay window floods the space with natural light, while there is ample room for both seating and dining areas — perfect for entertaining or relaxing at home. The kitchen is fitted with a range of base and eye-level units and includes space and plumbing for freestanding appliances.

There are two generously sized double bedrooms, with the second bedroom further enhanced by a large built-in wardrobe, providing excellent storage. The modern family bathroom is fully tiled and comprises a WC, a wash hand basin, and a panelled bath with a shower over.

Whether you're a first-time buyer, downsizer, or investor, this delightful apartment offers the perfect blend of character, space, and convenience. Contact us today to arrange your viewing.

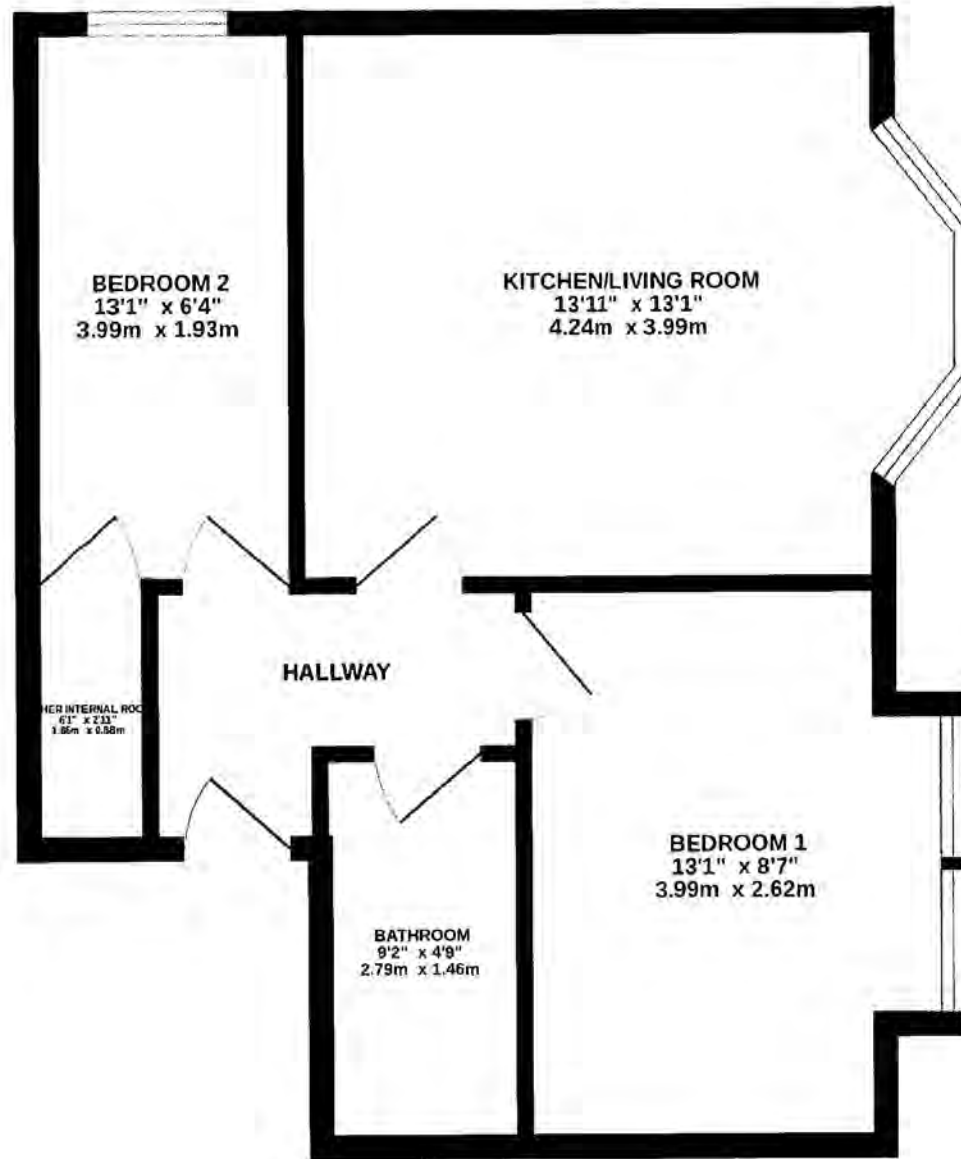
Tenure: Leasehold, 171 years remaining (189 years from 1st March 2007)

Service charge: £496.75 per quarter (£1,987 per annum), £100 of which is a contribution towards the reserve fund

Council Tax Band: C (BCP Council)



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.





About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic 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.

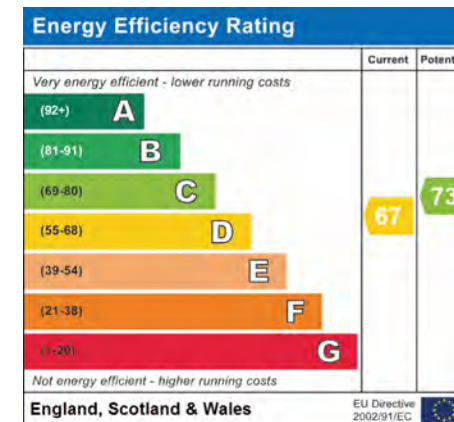
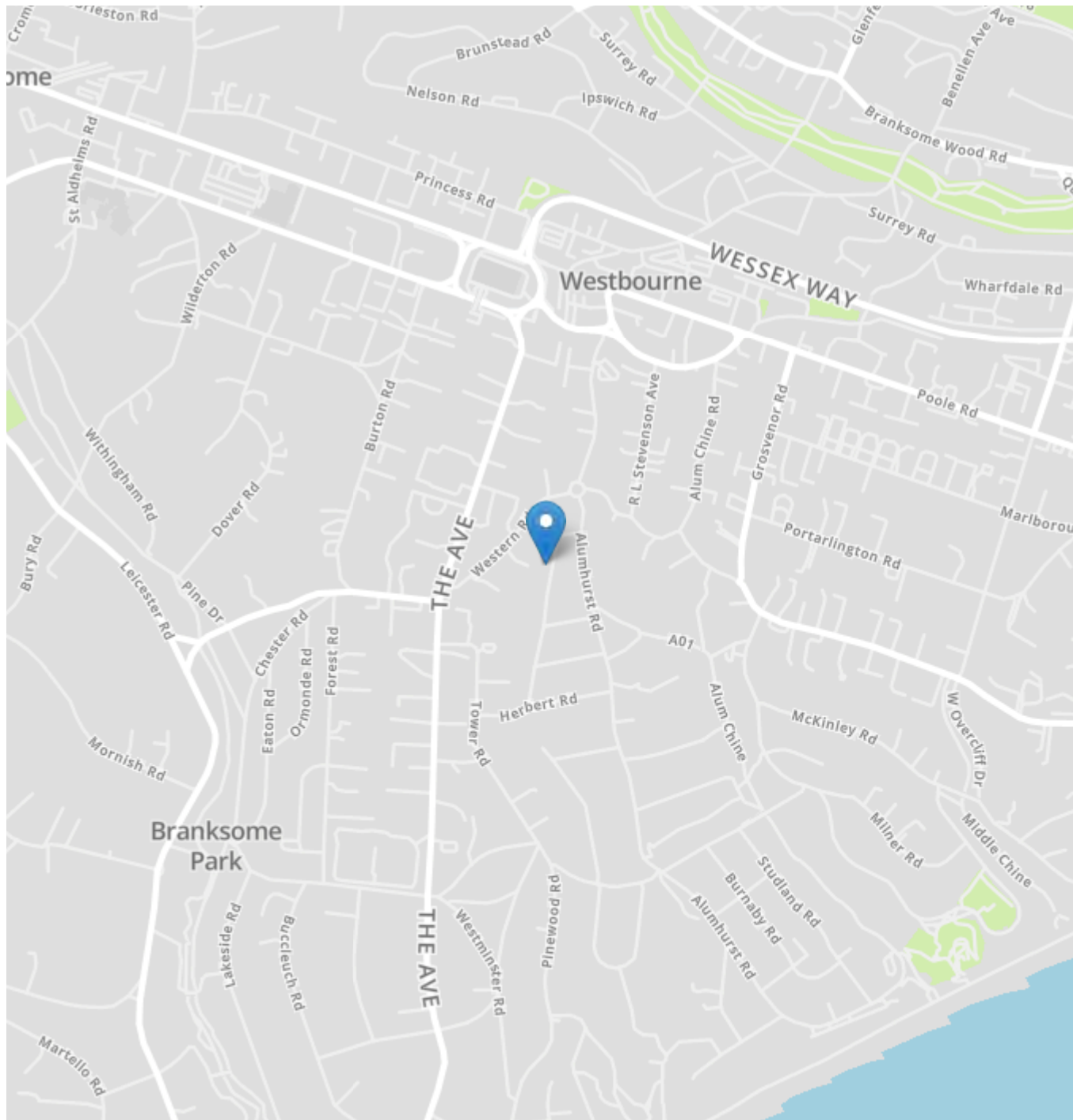


About Mays

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 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.



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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

MAYS

ESTATE AGENTS