



11B WESTBOURNE ARCADE, WESTBOURNE, DORSET BH4 9AY

£170,000

- NO FORWARD CHAIN
- UTILITY ROOM
- VIEWING RECOMMENDED
- TWO DOUBLE BEDROOM APARTMENT
- PRIME WESTBOURNE LOCATION
- OPEN PLAN LIVING/KITCHEN



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**COMMUNAL ENTRANCE HALL**

**UTILITY ROOM**

Space for stacked washing machine and tumble dryer. UPVC door to rear access.

**ENTRANCE HALL**

Access to all rooms.

**KITCHEN / LIVING ROOM**

15' 01" x 13' 06" (4.60m x 4.11m) Window to front aspect, range of base units with complementary work surfaces and breakfast bar. Integrated oven, electric hob with extractor above. Space for fridge/freezer.

**BEDROOM ONE**

12' 9" x 11' 4" (3.89m x 3.45m) window to rear aspect.

**BEDROOM TWO**

10' 1" x 10' 1" (3.07m x 3.07m) Window to front aspect looking out to Westbourne Arcade.

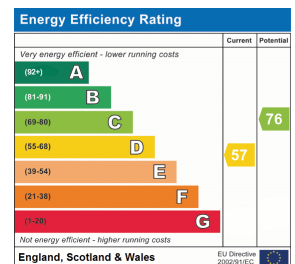
**SHOWER ROOM**

Shower cubicle, wash hand basin, w.c , heated towel rail.

**TENURE - LEASEHOLD**

Length of lease - 90 years remaining.  
 Service charge - as and when.  
 Buildings insurance - approx £80 per annum.  
 Ground rent - TBC.  
 Managing agent - self managed by the freeholder..

**COUNCIL TAX - BAND A**



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