



**Westbourne, Bournemouth, £300,000 OIEO**

**Stunning and immaculately presented second floor flat in enviable Westbourne location**



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## Westbourne, Bournemouth, £300,000 OIEO

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- Stunning and immaculately presented second floor flat in enviable Westbourne location
- Large living room with balcony overlooking Bournemouth Gardens
- Contemporary kitchen with integrated appliances
- Dining area which could be incorporated by bedroom two offering superb living flexibility
- Main bedroom with walk-in wardrobe, en-suite and utility room
- Bedroom two with built-in wardrobes and retractable double bed
- Modern family shower room with double length shower enclosure
- Very substantial storage space to all principle rooms including hallway
- Secure underground parking
- Access to Bournemouth Gardens alongside then easy access to Bournemouth Town

### Inside Areas

An immaculately presented two double bedroom second floor apartment located very close to Westbourne. The property has a spacious entrance hallway with substantial storage which leads to all principle rooms. Large living room which is semi open plan to the dining room/bedroom and gives access to the balcony overlooking Bournemouth Gardens. Separate contemporary kitchen with integrated appliances. Main bedroom with large walk-in wardrobe, en-suite bathroom and utility room plus further double bedroom with built-in retractable bed and built-in wardrobes which is served by the main family shower room with double length shower. Tastefully decorated throughout and all principle rooms face towards Bournemouth Gardens.

### Outside Areas

There is a good size south west facing balcony which overlooks Bournemouth Gardens and offers afternoon and evening sunshine. Secure underground allocated parking plus visitors surface spaces. Passenger lift to all floors.

### Location

Westbourne is a highly popular, cosmopolitan and historic suburban village of Bournemouth. It sits on the Bournemouth / Poole border and offers easy access to award winning sandy beaches at West Overcliff and Alum Chine. It has a vast array of independent trading retailers with an abundance of highly popular eateries, café bars and pub venues. Excellent transport links to Bournemouth, Poole and the Wessex Way dual carriageway cumulates at the village.

### Tenure & Service Charges

Tenure: Share of Freehold - 999 years from 1973.

Service Charges: £1,700 per annum.

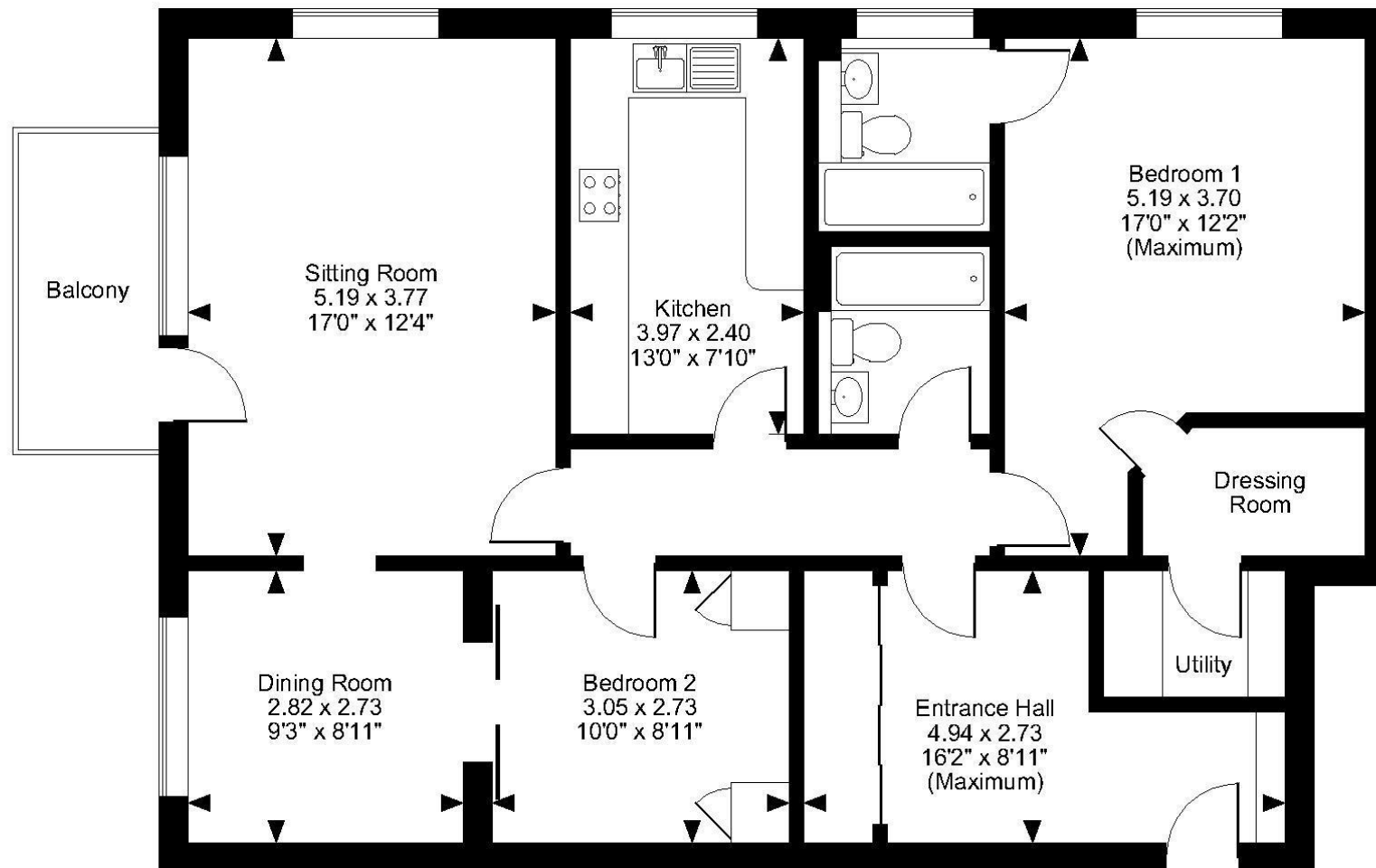
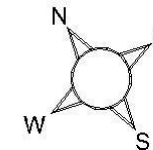
### Council Tax

BCP Council Tax Band C.

### Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Cheyne Court, Surrey Road, Bournemouth**  
**Approximate Gross Internal Area**  
**1024 Sq Ft/95 Sq M**  
**Balcony external area = 50 Sq Ft/5 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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