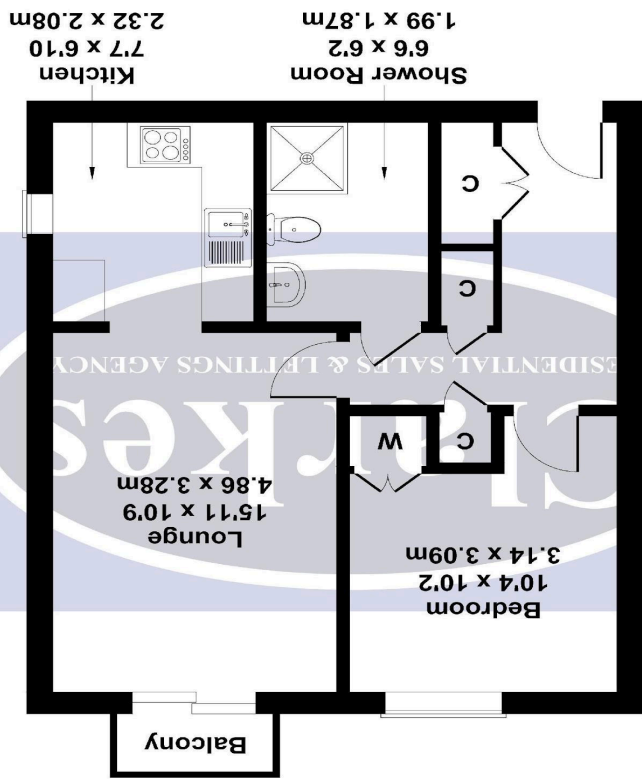


Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	England, Scotland & Wales	
	69	Not energy efficient - higher running costs	
		Very energy efficient - lower running costs	
		A (92-100)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Approximate Gross Internal Area
538 sq ft - 50 sq m



Queens Rd



Westbourne

This area has a distinct continental feel with tropical gardens, boutique shops and cosmopolitan restaurants, bars, delicatessens and cafes with alfresco seating. Westbourne is a sought after area sandwiched between Bournemouth West Cliff, and the exclusive Canford Cliffs.

You'll find lovely walks from Bournemouth Upper Gardens to the award winning tropical gardens and of course the beach at Alum Chine.

Westbournes most famous resident was Robert Louis Stevenson who lived at 'Skerryvore' between 1885 and 1887. He wrote Kidnapped and The Strange Case of Dr. Jekyll and Mr. Hyde, as well as part of Treasure Island.

The Accommodation:

Secure Entrance into communal hall with lift.

Ground Floor Entrance - L Shaped Entrance hall with lots of storage

Lounge/Dining Room - A spacious reception room with patio doors onto a balcony. Feature electric fireplace

Kitchen - A semi open plan kitchen with worktops on three sides. Integrated electric oven and hob. Space for upright fridge / freezer.

Bedroom - A spacious bedroom with built in wardrobes as well as custom fit wardrobes and drawer units

Bathroom - Fully tiled with a white shower suite. Electric shower

As well as double glazing and economy electric heating the apartment benefits from

- resident house manager,
- residents lounge,
- guest bedroom,
- communal laundry room,
- emergency Careline system
- and parking on a first come, first served basis.

Additional Information

Over 60s

Leasehold: 99 year lease from 2019

Ground Rent and Service Charge Combined: approx. £250pm

Council Tax Band: A

SPACIOUS 1 bed self contained apartment

SOUGHT AFTER LOCATION

Balcony over gardens

RESIDENTS COFFEE LOUNGE

Residents House Manager

Parking and Lift



Asking Price £95,000

Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
www.clarkesproperties.co.uk

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.