



**Westby Road Bournemouth BH5 1HB**

**£180,000 ShareOfFreehold**





Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.

arla | propertymark  
PROTECTED



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343 Wimborne Road  
Bournemouth, BH9 2AD



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**£180,000 ShareOfFreehold**

Adams Property Agents are pleased to offer for sale this spacious 2 double bedroom first floor flat situated just short walk to the Overcliff, beach and Boscombe pier.

The accommodation features a bright and airy lounge, a modern fitted kitchen, two double bedrooms, a bathroom, GCH and double glazing. Offering a comfortable and versatile layout, this property would make an ideal choice for first-time buyers, downsizers, or investors seeking a well located home.

The owners also benefit of having allocated parking space.

Tenure: Share of Freehold

We have been advised that Service Charge is c. £1,050 per annum.

Ground Rent: Peppercorn (Nil)

EPC Rating: C

Council Tax Band: B

AGENTS NOTE: Under the Property Misdescriptions Act 1991, these details are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Adams Property Agents give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Adams Property Agents has authority to make or give any representation or warranty in relation to this property. Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

FIRST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (53.0 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of areas, volumes, floors and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or efficiency. Call for details.  
 Made with Floorplan 10/2022



Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	A		
(81-91)	B		
(69-80)	C	70	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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