



Marlborough Road Westbourne BH4 8DF

£295,000 Leasehold





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.



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Adams Property Agents are delighted to offer for sale this well presented, ground floor, 2 double bedroom, patio apartment in the sought after location of 'Golden Grid', near Westbourne.

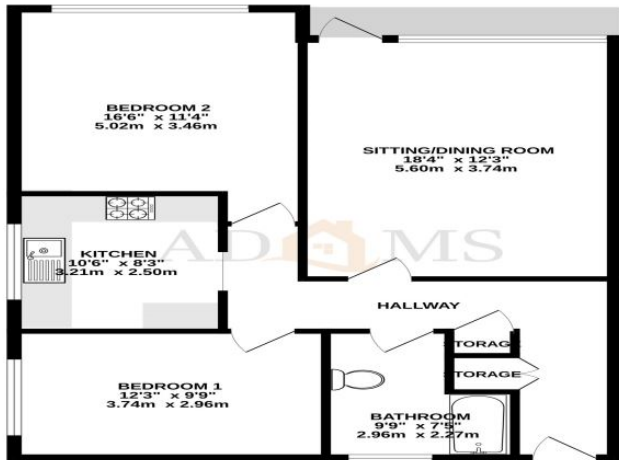
Located a short level walk from Westbourne Village with its range of cafes, bars and restaurants alongside exclusive boutiques and the usual High street facilities including a Marks & Spencer Food Hall. There are easy links by road and rail to Southampton and London. Bournemouth town centre is approximately a mile away with its shopping, leisure and entertainment facilities. The sea front via Alum Chine is also within easy reach. Sitting approximately midway between the town centres of Poole and Bournemouth it is ideally located to take full advantage of the areas renowned shopping and leisure facilities such as the blue flag beaches at Branksome Chine and the world famous Sandbanks Peninsula. There is also easy access to the dual carriageway linking with the A338 and M27, in addition to rail services from Branksome and Bournemouth direct to London and Southampton.

The apartment is located on the ground floor and can be accessed from the main entrance or the patio door which overlooks the south facing front gardens. The entrance hallway leads to all internal accommodation and benefits from two large storage cupboards, currently set-up as an airing cupboard and cloakroom. The bedrooms are both doubles in size, with the larger master benefitting from a southerly aspect again overlooking the front gardens. Bedroom 2 is slightly smaller in size, with an easterly aspect.

The lounge/diner is the feature room being nearly 19' long and having access to the south facing gardens and private patio area. The spacious kitchen offers plenty of storage, both above and under counter as well as various areas for appliances, currently being occupied by oven, grill & hob, washing machine and dishwasher & tower fridge freezer - indeed, there is ample space for an 'American Style' free standing fridge/freezer.

The bathroom is very modern and comprises a panelled bath with shower attachment, low level WC and wash hand basin.

GROUND FLOOR
784 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA - 784 sq.ft. (72.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the above contained floor measurements of rooms, passages, rooms and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their operation or efficiency. Call for plans.
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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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