



Marlborough Court 16
Marlborough Road Westbourne
Bournemouth BH4 8DG

An immaculately presented two-bedroom first floor
flat situated in a great location in Westbourne's
Golden Grid.
£265,000

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this immaculately presented two-bedroom first floor apartment.

The property is situated in Westbourne's most popular Golden Grid residential location just a short level walk from Westbourne village with its range of cafes, bars and restaurants alongside boutiques, independent traders and the usual High Street amenities including a Marks & Spencer's Food Hall. The sea front can be easily reached via the delightful, wooded walk-through Alum chine. Bournemouth town centre is a mile away with its shopping, leisure and entertainment facilities.

Recently redecorated and recarpeted communal hallways with stairs lead to the first floor where the front door opens into the entrance hall with security entry phone, cloaks cupboard with storage cupboard above and a wall mounted thermostatic control. The bright and airy lounge has a delightful south facing aspect with attractive fire surround and a door out onto the **SOUTH FACING BALCONY** overlooking the well-maintained communal gardens. The kitchen has floor and eye level units, a four-ring gas hob with extractor above and electric oven under, space and plumbing for washing machine and space for under counter fridge. There is also a Vaillant Gas fired combination boiler and inset spotlights. There are two double bedrooms, both with windows having a front aspect. The bathroom has fully tiled walls, airing cupboard, ladder style heated towel rail, inset spotlights and a white suite comprising button flush WC, wash hand basin with cupboard under and a panel bath with wall mounted shower and glass shower screen. A single garage is conveyed with the property.

The property has the benefit of updated gas central heating & boiler, UPVC double glazing, pitched roof, security entry phone, garage and a share in the freehold.

The vendor has supplied the following information:

Tenure: Share in the freehold with a 999-year lease with 937 years remaining.

Maintenance: £786.00 plus £140.00 reserve fund paid every six months.

Ground Rent £10.00 per annum.

Council Tax: BAND C

Albury & Hall

47 Poole Road, Westbourne, Dorset BH4 9BA

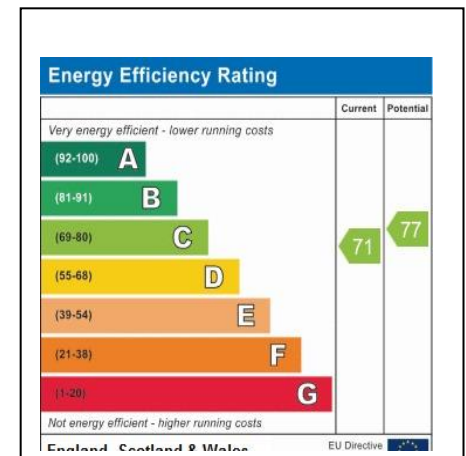
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This plan is NOT to scale & is for guidance purposes only



PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.



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