



Camelford Court
15 Marlborough Road
Westbourne BH4 8DD

An exceptionally spacious two bedroom first
floor apartment in Westbourne's Golden Grid.

£299,950

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this exceptionally spacious two bedroom first floor apartment. The property is situated in Westbourne's most popular Golden Grid residential location with a level walk from Westbourne village with its range of cafes, bars and restaurants alongside boutiques, independent traders and the usual High Street amenities. The sea front can be easily reached via the wooded walk through Middle Chine. Bournemouth town centre is a mile away with its shopping, leisure and entertainment facilities.

Carpeted communal hallways with stairs to the first floor where the front door opens into the generous entrance hall with entry phone, Haverland electric heater and a substantial amount of storage cupboards. The lounge has a fire surround, night storage heater and dual aspect windows with door out onto the **SOUTH FACING BALCONY**. An archway from the lounge leads into the dining area/bedroom three with a night storage heater, side aspect window, inset glass panel into the hall and a hatch into the kitchen. The kitchen has white floor and eye level cupboards with appliances including four ring ceramic hob with extractor over and electric oven under, slimline dishwasher, washer/dryer and built in fridge/freezer. A wall cupboard conceals a combination gas fired boiler for the hot water. Both bedrooms are large double rooms with wardrobes and Haverland electric radiators and finally the bathroom which has a tiled floor and part tiled walls with a white suite comprising panel bath with shower attachment and glass shower screen, wash hand basin with mirrored cabinet over, WC and ladder style heated towel rail. A single garage is conveyed with the property plus there is parking for visitors.

VIEWING IS AN ABSOLUTE MUST TO FULLY APPRECAITE ALL THIS BEAUTUTIFUL APARTMENT HAS TO OFFER.

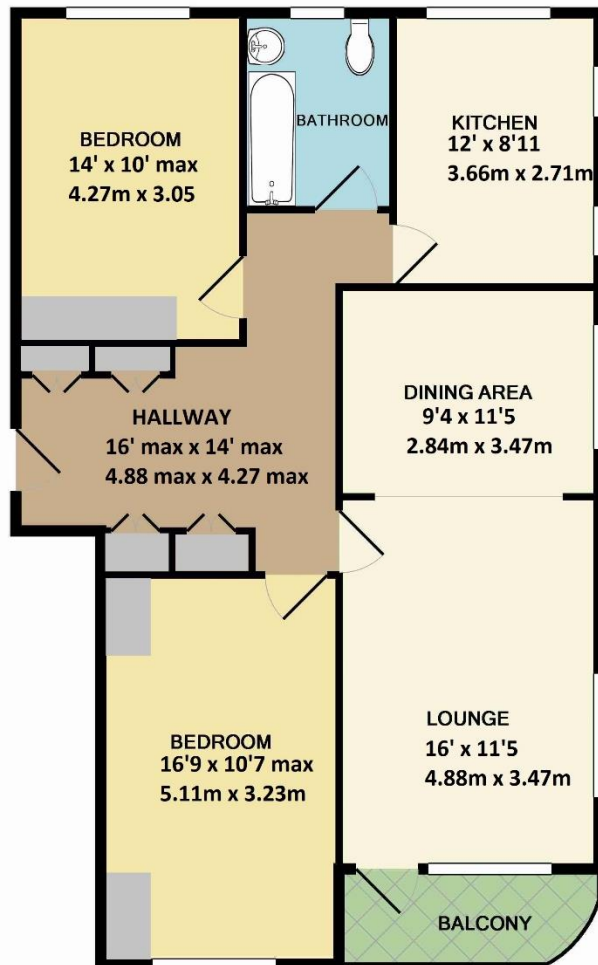
The vendor has supplied the following information:

Tenure: Share in the freehold with 999-year lease from 1963.

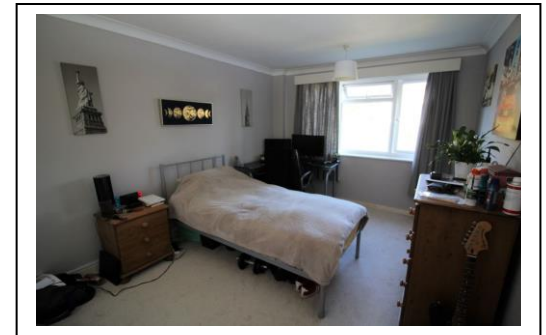
Maintenance: £1200.00 per annum including reserve fund.

Council Tax: BAND D





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

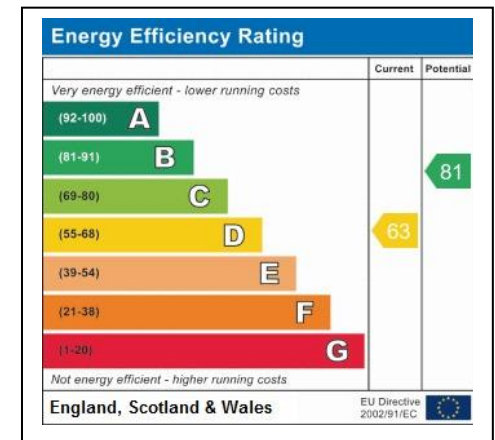


ALBURY & HALL

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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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