



Cranborne Court 35
Marlborough Road Westbourne
Bournemouth BH4 8DF

A beautifully presented two bedroom ground
floor apartment in Westbourne's Golden Grid.

£279,000

**ALBURY
& HALL**
Residential Sales & Lettings

Albury & Hall are delighted to be offering this beautifully presented bright and airy two-bedroom ground 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. 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.

Communal hall where the front door opens into the entrance hall with storage & airing cupboards. A door leads from the hall into the bright and sunny dual aspect lounge/dining room with feature polished stone fire surround and a door onto the south facing patio with an external power point & direct access out onto the communal pathway. Doors from the hall and dining area lead to the modern fitted kitchen which has the benefit of a four-ring gas hob with extractor above and eye level electric oven. There is space and plumbing for a washing machine and space for freestanding fridge/freezer. There are two double bedrooms and a fully tiled contemporary shower room with three-piece suite. There are a host of features including gas central heating, UPVC double glazing throughout, entry phone system, pitched roof, and a single garage.

The vendor has supplied the following information:

Tenure: Share in the freehold with a 999-year lease from 2003.

Maintenance: £500.00 per quarter including building insurance, water & sewerage rates & sinking fund.

Council Tax: BAND C

Please note: Renting is not permitted at this development.

Albury & Hall

47 Poole Road, Westbourne, Dorset BH4 9BA

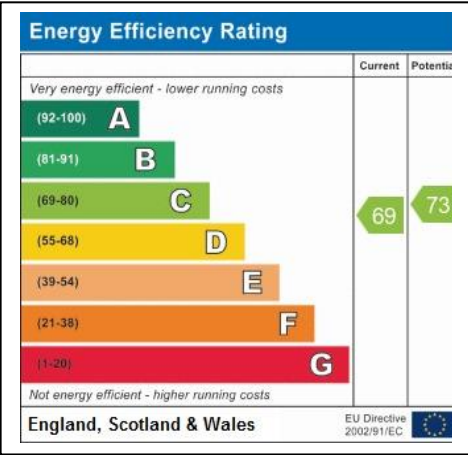
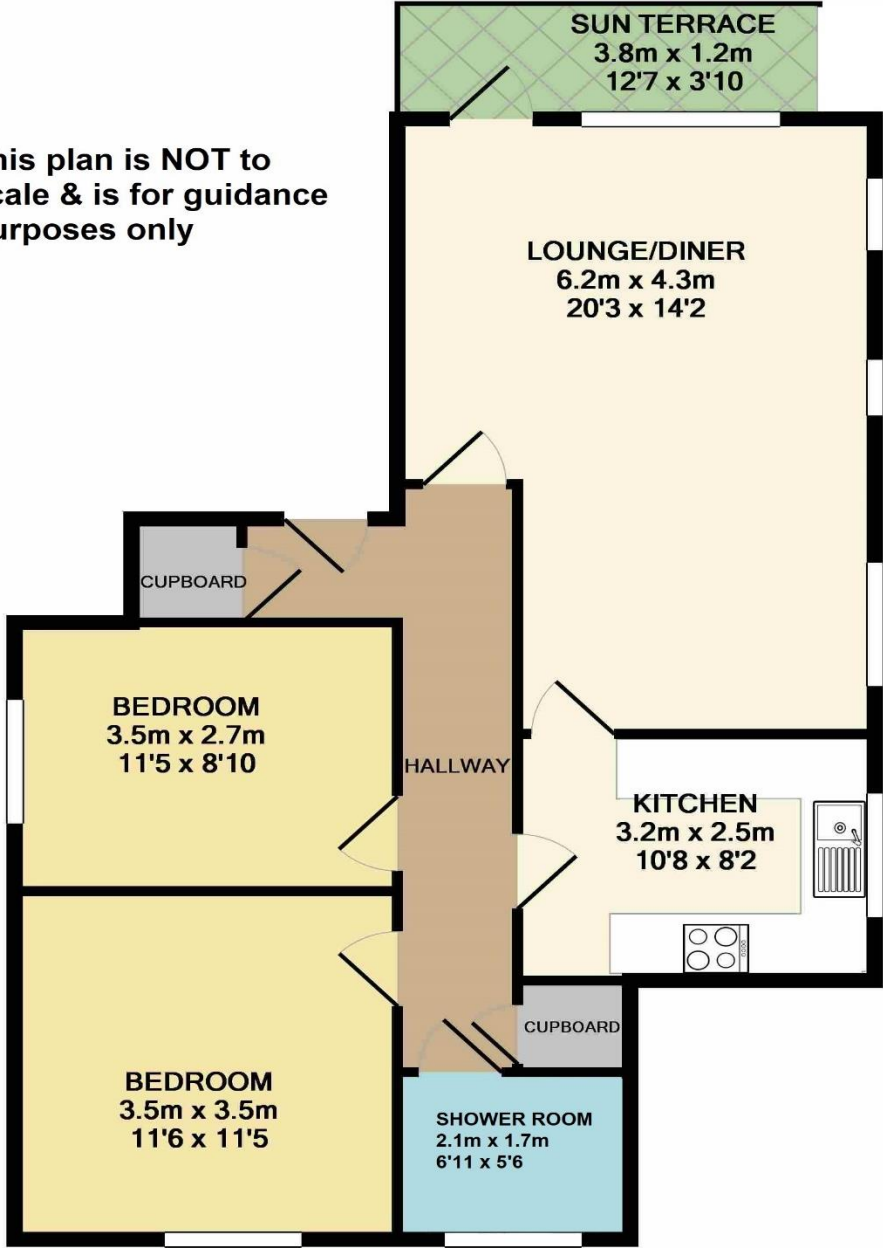
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This plan is NOT to scale & is for guidance purposes only



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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