



Compton Lodge
17 Marlborough Road
Westbourne BH4 8DD

A two-bedroom ground floor flat located in a great location in Westbourne's Golden Grid.

£310,000

**ALBURY
& HALL**

Albury & Hall are delighted to be offering for sale this well presented two-bedroom ground floor flat.

The development is situated in a superb location in Westbourne's Golden Grid just a level walk from Westbourne Village with its superb array of bars, restaurants and cafes alongside a selection of exclusive boutiques in addition to the usual range of High Street facilities. The beach at Middle & Alum Chine is only approximately half a mile away. In the other direction Bournemouth town centre can be found with its wide range of restaurants, cafes, leisure and shopping facilities. There are also good transport links providing easy access by road and rail to Southampton and London. Excellent bus services including National Express also run through Westbourne Village.

The communal hallway leads to the flat where the front door opens into the entrance hall with entry phone, storage and airing cupboards. A door leads into the good size lounge/dining room with a side window and a patio door leading out onto the **SOUTH FACING PATIO**. The kitchen has floor and eye level units with a four-ring gas hob, extractor hood over and built-in double electric oven, built in dishwasher, washing machine and space for a fridge/freezer. Both bedrooms are double rooms and there is the bathroom with a three-piece suite and a separate cloakroom. A single garage is conveyed with the property. Features include gas heating, double glazing, entry phone system and a pitched roof.

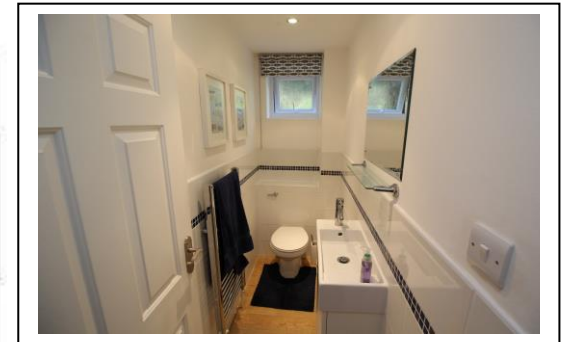
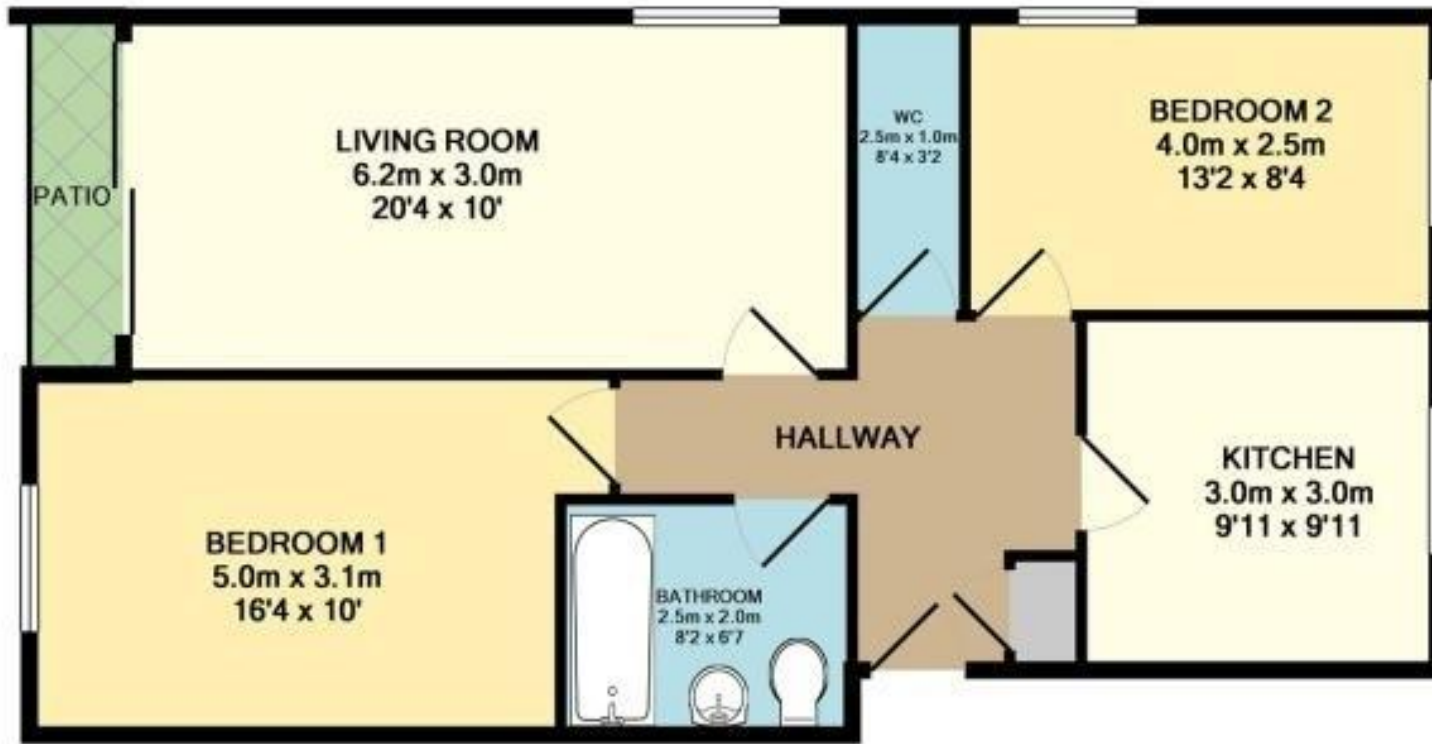
The vendor has supplied the following information:

Tenure: An extended lease with approximately 151 years.

Maintenance: Approximately £897.84 per half year.

Council Tax: BAND D





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

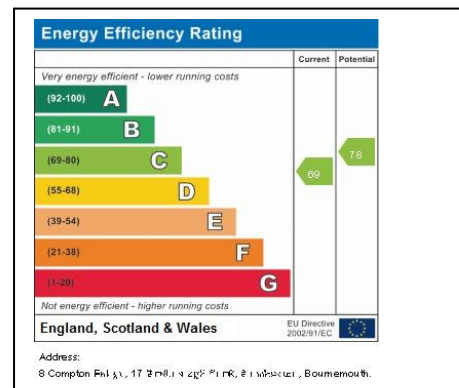
Albury & Hall

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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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