



Thornbury  
33 Marlborough Road  
Westbourne BH4 8DF

A two bedroom first floor flat requiring updating  
located in Westbourne's Golden Grid.

£200,000

**ALBURY  
& HALL**

**\*\*CASH BUYERS ONLY\*\*** Albury & Hall are delighted to be offering for sale this two-bedroom first floor purpose built apartment with no forward chain in need of updating and modernisation.

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 entrance door leads to carpeted hallways with stairs to the first floor landing where the flat's front door is found. The accommodation comprises entrance hall, lounge/dining room with a south facing balcony off, kitchen, two double bedrooms with built in wardrobes, bathroom and separate cloakroom. Features of the property include gas central heating, double glazing, entry phone system, a single garage to the rear of the block and the block is set in well maintained communal grounds.

**PLEASE NOTE THIS FLAT HAS A SHORT LEASE AND IS THEREFORE SUITABLE FOR CASH BUYERS ONLY.**

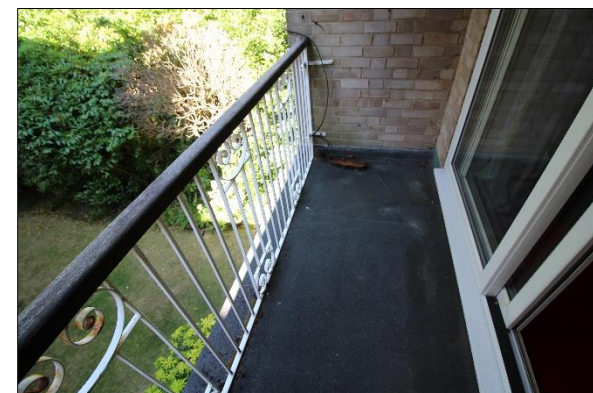
**The vendor has supplied the following information:**

Tenure: Leasehold 99 years from 24<sup>th</sup> June, 1971.

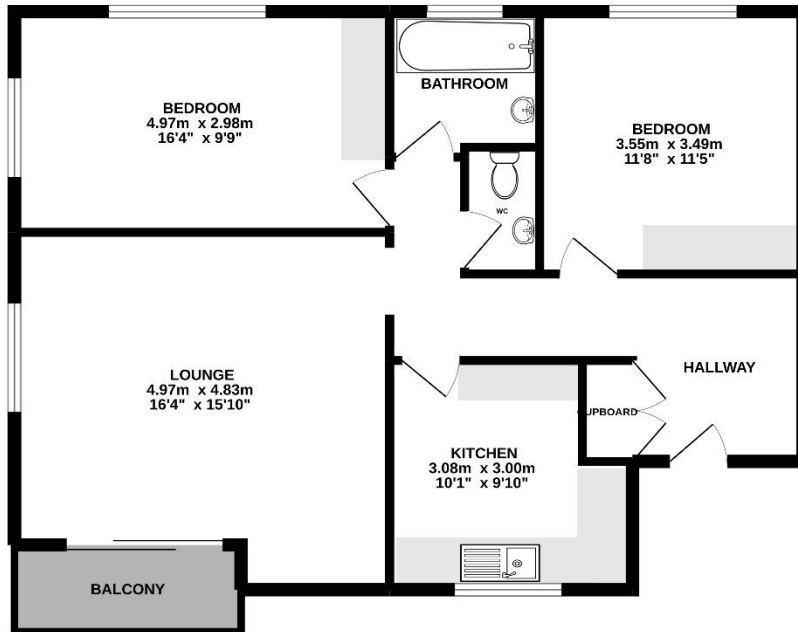
Maintenance: Approximately £1686.25 p.a.

Ground rent: £45 p.a.

Council Tax: BAND D



FIRST FLOOR  
75.9 sq.m. (817 sq.ft.) approx.

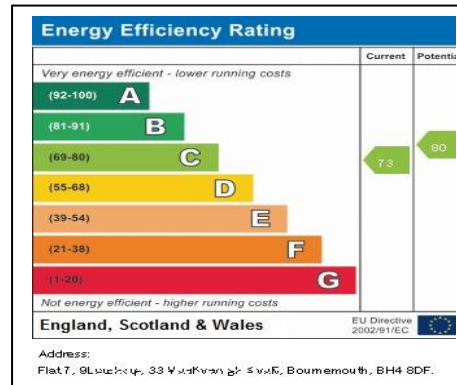


TOTAL FLOOR AREA: 75.9 sq.m. (817 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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