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15, Hampton Lodge, 23 Poole Road

Guide Price £275,000

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This two double bedroom top floor apartment is located in Hampton Lodge, which is a modern block of prestigious apartments first built circa 2012. Located on the outskirts of Westbourne between Westbourne and Bournemouth town centre.

The apartment is on the top floor, accessed by a secure telephone entry system, stairs or lift.

The accommodation comprises a welcoming entrance hall with two storage cupboards, which leads to all rooms. There is a bright and spacious lounge with french doors leading out onto the southerly aspect balcony. The contemporary fitted kitchen/dining room has granite worktops and provides ample storage with a range of built in appliances and space for dining table and chairs. The two double bedrooms are fitted with large bespoke wardrobes. The beautiful bathroom has been updated to include a large walk in shower and tiled floor.

The communal grounds are well maintained and this cost is included in the service charges. There is one allocated parking space for each apartment, plus visitors' spaces.

Westbourne is renowned for its assortment of artisan shops, the famous Westbourne Arcade and well as many restaurants and Cafes. A ten-minute walk from the apartment to Bournemouth provides even more facilities including multiple shops and restaurants and the award-winning beaches.

Viewing is essential to fully appreciate all that this apartment has to offer.

TENURE - LEASEHOLD

Length of Lease - 112 years remaining

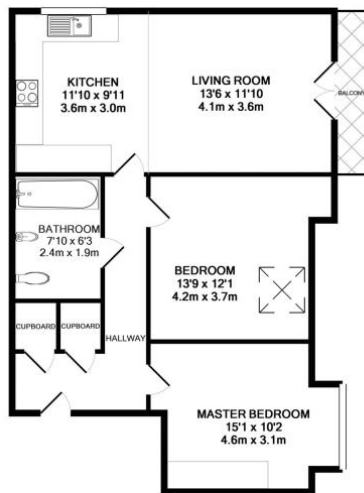
Maintenance - £1,700.00 per annum

Ground Rent - £250.00 per annum

Management Agent - Woodley and Associates

If you would like more information, or would like to book a viewing, please call the sales team on 01202 985085





TOTAL APPROX. FLOOR AREA 704 SQ.FT. (65.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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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- 2 BEDROOM TOP FLOOR APARTMENT
- SOUTH FACING BALCONY
- ALLOCATED OFF ROAD PARKING
- NO FORWARD CHAIN
- LONG LEASE
- GAS CENTRAL HEATING
- LIFT ACCESS
- IDEAL FIRST TIME BUY OR HOLIDAY HOME
- CONTEMPORARY KITCHEN WITH INTEGRAL APPLIANCES
- WALKING DISTANCE OF WESTBOURNE AND THE BEACH

