



**32 Westby Road
Bournemouth
Dorset
BH5**

Offers in Excess of £189,000

bettermove 

32 Westby Road

Bournemouth

Bettermove are proud to present this 2 bedroom flat in Bournemouth, available with no forward chain.

This is currently a tenanted property and can be sold tenanted for immediate investment or vacant on possession. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout, with an allocated parking space available.

The council tax band is B.

This is a leasehold property with 73 years remaining on the lease; the ground rent is £200.00 per annum, and the service charge is £1,300.00 per annum.

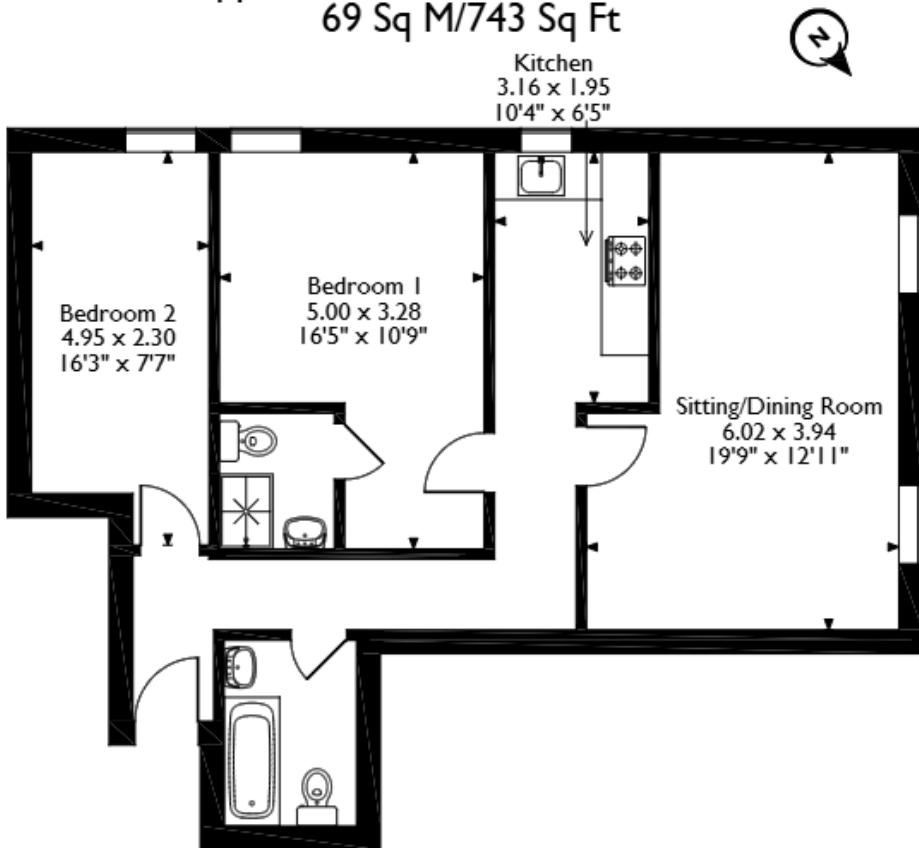
The interior of this well presented, second floor property comprises a spacious, open plan living/dining room, fitted kitchen, two good sized bedrooms, with one en-suite, and a family bathroom.

Located in the popular coastal town of Bournemouth, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport links can be found from Pokesdown (0.7 miles), and Bournemouth (1.7 miles) Train Stations, a variety of local bus routes, and quick access to the A35.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



Westby Road, Bournemouth
Approximate Gross Internal Area
69 Sq M/743 Sq Ft



Second Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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