



EDWARDS
ESTATE AGENTS

Mayfair, 74 West Cliff Road
Bournemouth, BH4 8BG

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Guide Price £265,000

- No Chain & Share Of Freehold
- Lovely Spacious First Floor Apartment
- Wonderful South Facing Balcony
- Private Garage & Visitor Parking
- Stunning Mature Communal Grounds
- 3 Double Bedrooms
- Family Bathroom & 2 WC's
- Fitted Kitchen

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Bournemouth BH1 1EP



A lovely private south facing balcony, beautifully kept communal gardens and a wonderful aspect overlooking Alum Chine are just a few features of this delightful three bedroom lift-served apartment that comes with a share of the freehold.

Being offered with no forward chain this lovely spacious apartment offers incredible potential to improve, creating a potentially stunning home.

The versatile accommodation comprises three generous double bedrooms, two with built-in wardrobes and a fantastic aspect to the rear over Alum Chine, the third being to the front and currently being used as a formal dining room.

The kitchen is well-planned and comprises a range of gloss white wall and floor units with marble style work surfaces and built-in oven hob and filter hood, integrated fridge and freezer.

Features include a family bathroom with separate wall mounted electric shower unit in addition to a second very useful WC, a warm and welcoming reception hall with built in storage, and a bright and spacious sitting room with picture window and door opening out onto a private balcony.

The balcony spans the width of the sitting/dining room and has a lovely peaceful wooded aspect overlooking the impeccably kept communal gardens and Alum Chine.

This fine apartment further benefits from a security entry phone system, double glazing and electric heating.

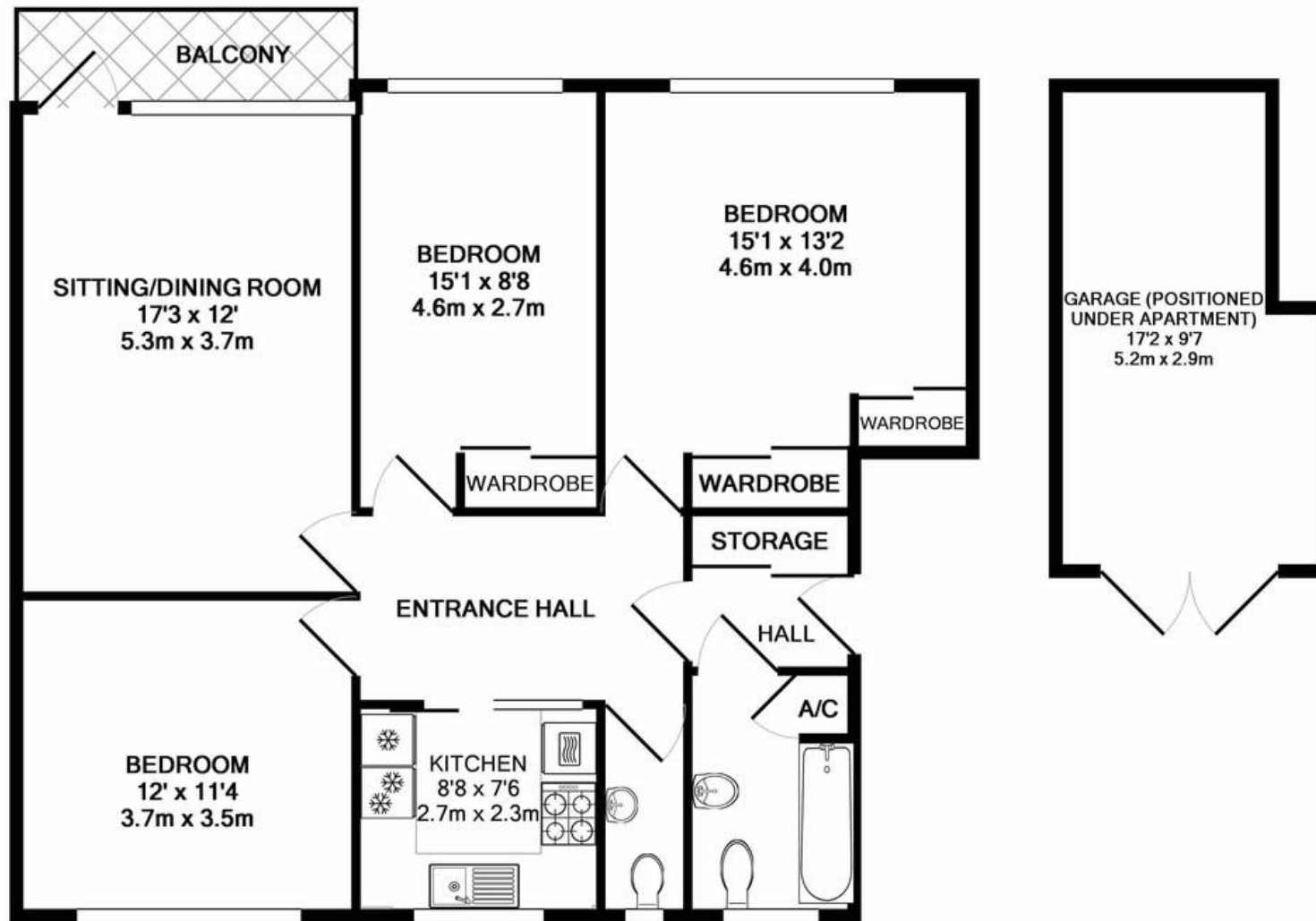
Outside is a private garage conveyed in the sale which is larger than expected. In addition is visitor parking.

With the footpath through Alum Chine to the stunning sandy

beaches being just 100 m away this incredible apartment is perfect for anyone who enjoys being so close to the sea but also wants the shops bars and restaurants of Westbourne on their doorstep (500 metres).

The seaside resort of Bournemouth is just 1.5 miles away along the promenade, whilst the mainline train station at Branksome is approximately 1 mile distant.





TOTAL APPROX. FLOOR AREA 1069 SQ.FT. (99.3 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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Communal Grounds

