

Luxury+Prestige



APARTMENT 1 WALMSLEY HOUSE

10 MCKINLEY ROAD, WEST OVERCLIFF, BOURNEMOUTH, BH4 8AQ

















TAKE A STEP INSIDE



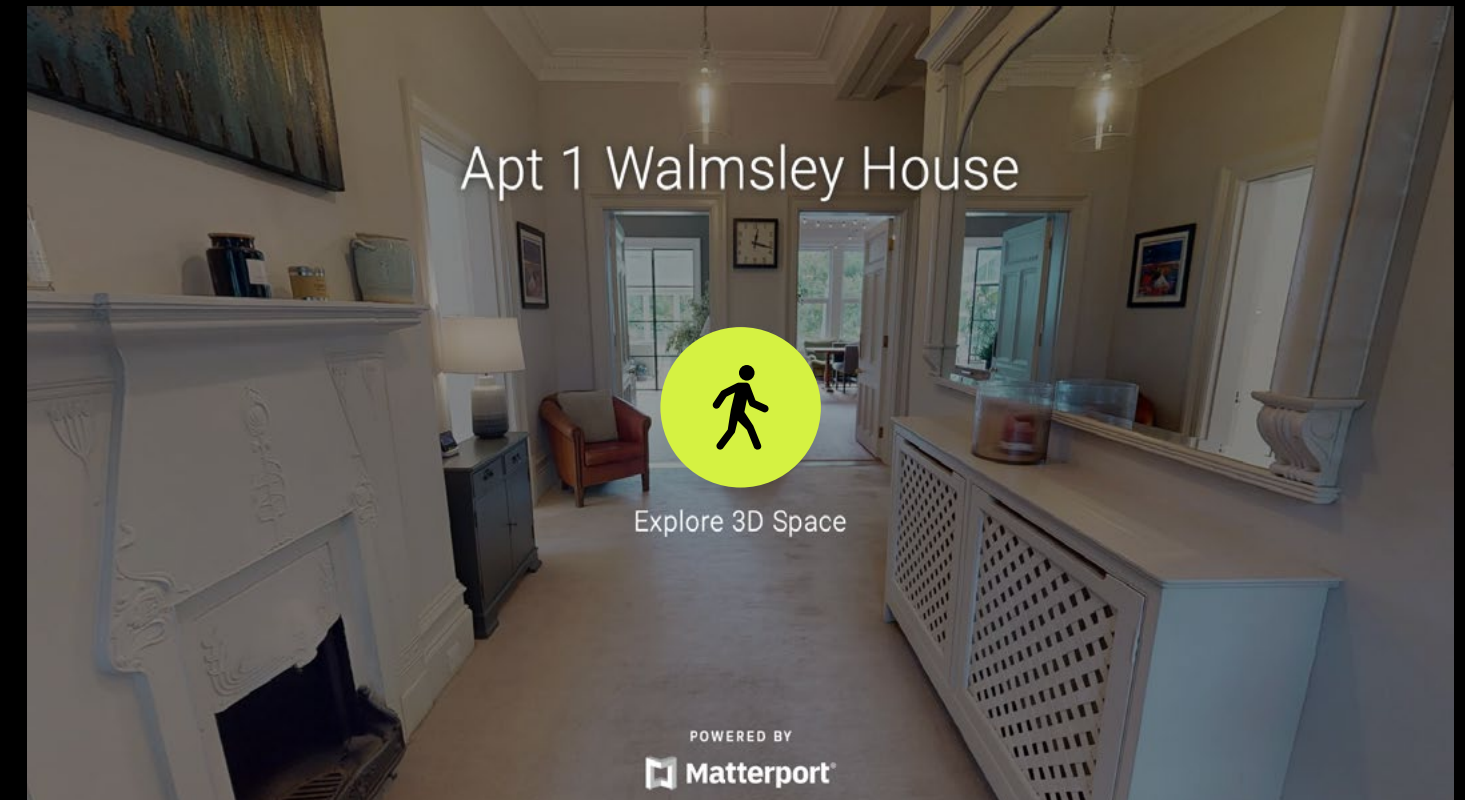
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

Matterport™

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Floorplan

Apartment 1 Walmsley House
10 McKinley Road, Bournemouth, BH14 8AQ

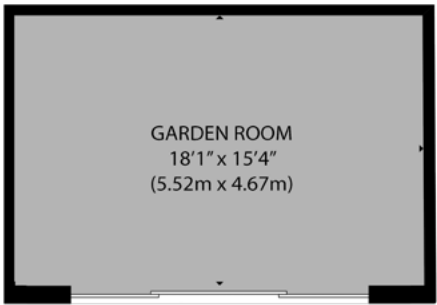
GROSS INTERNAL AREA

Apartment: 2,629 sq. ft / 244 m²

Garden Room: 277 sq. ft / 26 m²

Garage: 131 sq. ft / 12 m²

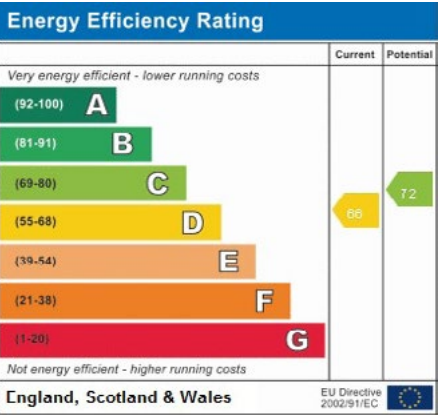
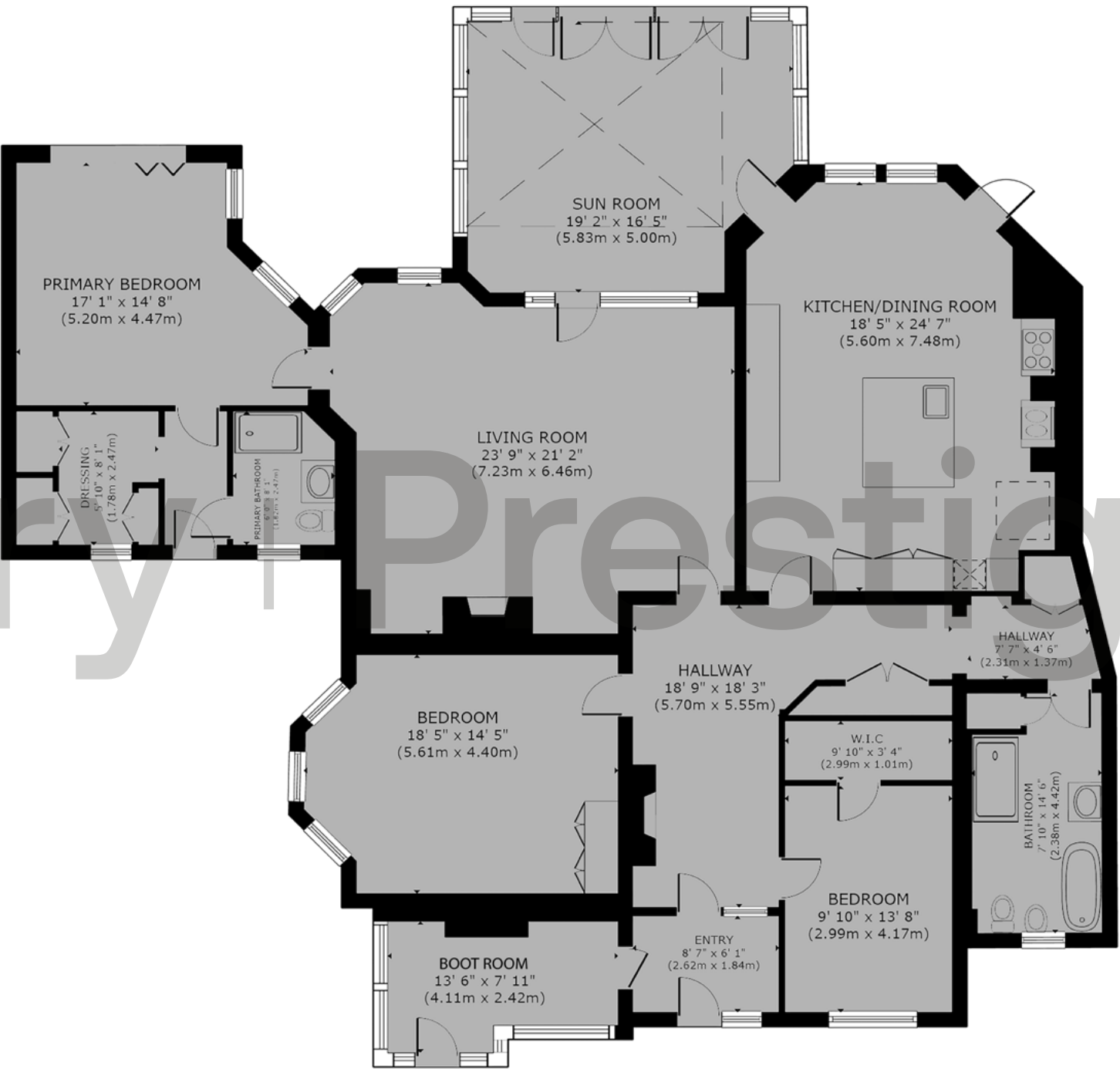
Sizes and dimensions are approximate, actual may vary.



GARDEN ROOM *
* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



GARAGE *
* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



Address:
Apartment 1 Walmsley House

Summary

Within approximately five minutes walking distance of the beaches, in arguably the most sought after area of Bournemouth and within the conservation area of The West Overcliff.

This three bedroom ground floor apartment offers 2,629 square feet of accommodation with its own private front door. With high ceilings and other original features including bay windows, this apartment is the perfect mix of timeless elegance with modern additions. The sitting room has an imposing fireplace with wood burner and the kitchen is fitted with Neptune units and is centred around a large bespoke island and electric Aga with Aims (Aga intelligent management system). The master bedroom suite has a dressing room and en suite (refitted 2022) and there are two further bedrooms. The family bathroom is large and fitted in a traditional style. There is also a large conservatory accessed from both the lounge and kitchen which offers wonderful views over the South facing rear garden. The garden itself is incredibly private and includes a large garden room which could be used as a ‘work from home’ space or gym. In addition there there is a single garage (rebuilt in 2023) and private parking.

*N.B. In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff at Luxury & Prestige.

Details

Guide Price:	£1,125,000
Tenure:	Share of Freehold & Leasehold
Lease Length:	999 years from 25/12/2009
Maintenance:	TBC
Ground Rent:	TBC* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £56,250** Additional Home £112,500** ** based on guide price, correct as at 6.02.25
Local Authority:	BCP Council
Council Tax:	Band D 2025/2026 £2,254.94pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + Edwardian ground floor garden apartment
- + Neptune bespoke fitted kitchen with Aga
- + Conservatory with under floor heating
- + Three bedrooms, two bathrooms
- + 23' living room
- + Private South facing level garden
- + Garden room and recently built garage
- + Electric car charging point
- + Private parking and large shed
- + Pet friendly

Our team



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

07795 835647
david@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Photographer

01202 007373
adrianna@luxuryandprestige.com



Ryan Horan
Land & New Homes

07512 196688
ryan@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Asia Roberston
Social Media Manager

01202 007373
asia@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Joanne Bound
Search Agent

01202 007373
jbound@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
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