



£550,000

6 Bay View Gardens, 14b West Cliff Road, Bournemouth, BH2 5JB



SAXE COBURG™

Property Experts







Main Description

Well presented and spacious 2 double bedroom ground floor apartment situated in this prestigious gated development which has disabled access to the block. The property benefits from sea views and private access to the beautiful communal gardens and Cliff Top again with disabled access.

The property is accessed via the communal entrance with well presented communal hallways where there is a lift and stairs to all floors. A private front door leads into the welcoming entrance hall which houses a utility cupboard, storage cupboard and doors to all principle rooms.

The stunning open plan living room, kitchen and dining room provides access via a double glazed patio door to the private outdoor terrace with views over the beautifully maintained gardens and sea views beyond. The contemporary kitchen benefits from a range of base and eye level high gloss work units with quality fixtures and fittings and granite work top incorporating a breakfast bar. Integrated appliances include fridge/freezer, electric oven, microwave oven and dishwasher.

The two generous double bedrooms each benefit from a range of fitted wardrobes with the principle room also having a luxurious ensuite shower room, both have views over the private patio area and stunning communal grounds. The main bathroom is tiled and comprises a bath/shower, wash hand basin and WC.

There is an underground car parking space conveyed with the apartment as well as private secure gate leading directly to the Cliff top. Bayview Gardens is a secured gated development and includes a central CCTV system which can be viewed via the TV, phone or tablet.

Tenure

Leasehold: 125 years from 26/05/2004 (106 years remain)

Service Charge: £3150 per annum paid half yearly

Ground Rent £300 per annum paid half yearly

Please note that holiday lets and pets are not permitted.

Location

West Cliff is a popular suburb of Bournemouth and offers easy access to the areas Blue Flag beaches. Westbourne is a short level walk of under 1 mile away and has a variety of independent fashion boutiques, cafes and restaurants which are linked by a Victorian covered arcade. It is also popular for quiet strolls, thanks to its Chines - dry, wooded gorges that run to the sandy beach, passing clifftop green spaces like Argyll Gardens.

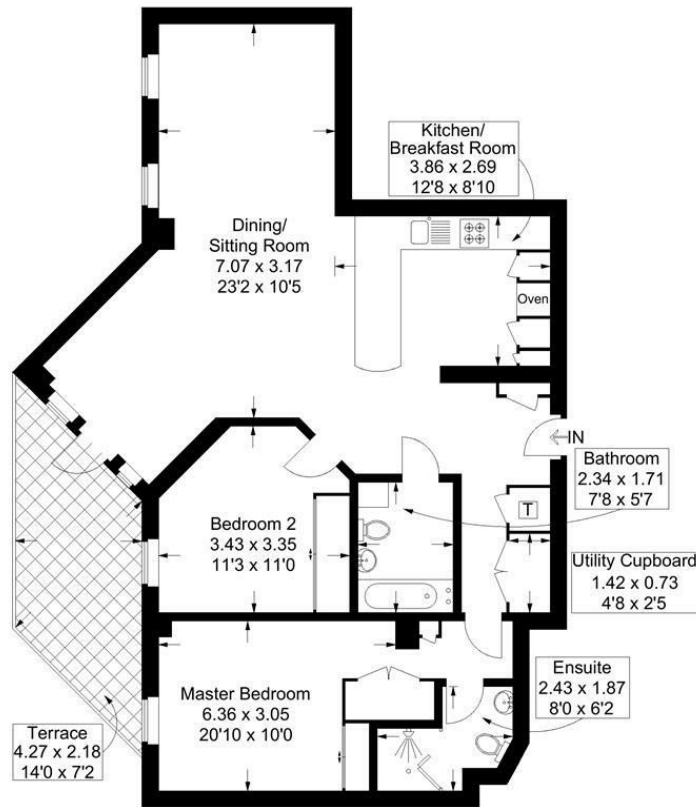


FEATURES & SPECIFICATIONS

- Popular Gated Development
- Sea Views
- Two Double Bedrooms
- Spacious Lounge/Kitchen/Diner
- Contemporary Kitchen
- En-Suite Shower Room to Principle Bedroom
- Modern Family Bathroom
- Private Terrace
- Secure Underground Parking
- Underfloor Heating

Bayview Gardens, Westcliff, Bournemouth

Approximate Gross Internal Area = 86 sq m / 926 sq ft

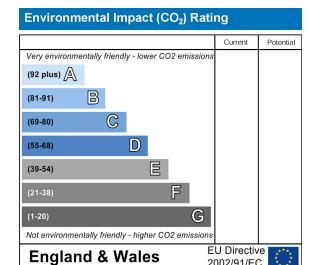
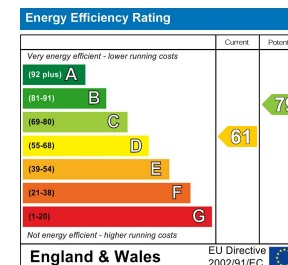


Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066 info@saxecoburg.co.uk



SAXE COBURG™

Property Experts