



£500,000

12 Bay View Gardens West Cliff Road, Bournemouth, BH2 5JB



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### **Main Description**

Well presented and spacious two bedroom raised ground floor apartment situated in this prestigious gated development. The property benefits from well planned accommodation, stunning sea views and a good sized balcony.

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 spacious living/dining room has dual aspect with sea views and offers flexible accommodation with ample space for a dining table and chairs, double glazed French doors open on to a generous balcony again with superb sea views. The separate kitchen has a feature glass block wall and a range of fitted base and eye level units with black work top over. Integrated appliances include fridge/freezer, dishwasher, electric oven and microwave

There are two generous double bedrooms each benefitting from a range of fitted wardrobes with the principle bedroom also having sea views and a stylish en-suite shower room. The contemporary main bathroom is fully tiled and comprises bath with shower over, wash hand basin with vanity unit and WC.

An underground car parking space is also conveyed with this apartment. Bay View Gardens is a secure gated development situated in well manicured communal grounds with a private secure gate leading directly to the Cliff top. There is also a central CCTV system which can be viewed via the TV, phone or tablet.

### **Tenure**

Leasehold: 125 years from 27/05/2004(104 years remaining)

NB There is also the opportunity to obtain a Share of the Freehold

Service Charge: £3150 per annum (paid half yearly)

Ground Rent: £300 per annum (paid half yearly)

### **FEATURES & SPECIFICATIONS**

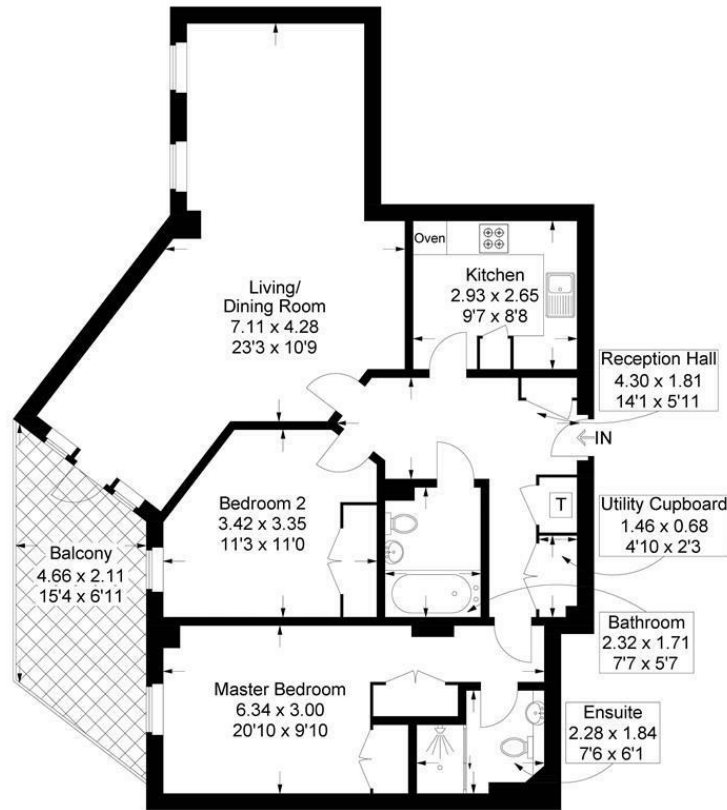
- Superb Sea Views
- Exclusive Gated Development
- Cliff Top Location
- Two Double Bedrooms
- Large Lounge/Diner
- Separate Kitchen
- Two Luxury Bath/Shower Rooms
- Spacious Balcony
- Secure Underground Parking
- Close to Westbourne and Bournemouth





# Bay View Gardens, West Cliff Road, Bournemouth

Approximate Gross Internal Area = 90.5 sq m / 974 sq ft



Raised 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

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(05-08) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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