



£425,000

Flat 8, 25 Mckinley Road, Bournemouth, BH4 8AG



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Main Description

This apartment is one of only four flats in a building constructed in 2018 to a very high specification, tastefully designed to be in-keeping with the adjoining Edwardian building. Accommodation to this property is well proportioned, offering a large open plan lounge/diner/ kitchen, two double bedrooms, bathroom and ensuite shower room. The kitchen area comprises of shaker style units, quartz stone work surfaces with matching upstands, integrated appliances, built-in oven & gas hob with glass splashback and extractor hood. The kitchen island is a good size with plenty of room for high seating, within the island is a useful pop-up electrical outlet. Both bedrooms have built-in storage units, plus the hallway has a good range of floor to ceiling storage. The bathroom and ensuite shower rooms are both very stylish with quality fixtures and fittings.

Externally, within the grounds there is allocated parking and a communal bike storage unit, the gardens comprise of a large lawn area with surrounding borders and mature trees which provide privacy from the road. A private security gate from the grounds provides access to a wooded pathway that leads to Middle Chine Beach, a popular, sandy Blue Flag beach located in between Durley Chine and Alum Chine.

Location

McKinley Road is a sought-after residential location within a conservation area. West Over Cliff Drive from where breath taking sea views can be enjoyed is only a short walk away. Bournemouth Town Centre and Westbourne are both easily accessible. BH2 Leisure Complex in Bournemouth offers numerous restaurants and a 10 screen multiplex cinema. The smaller town of Westbourne has a choice of independent restaurants and boutique shops as well as a grade II listed undercover Victorian shopping arcade.

Tenure

Leasehold: 125 year lease from 2018, 119 years remain.

Service Charge: £1066.40 per annum

Ground Rent: £250 per annum

Please note: Holiday lets are permitted. The current owner uses the apartment for holiday rentals. As an established holiday let property, any new owner wishing to do the same will potentially have the benefit of repeat business and any ongoing bookings.

FEATURES & SPECIFICATIONS

- Holiday letting and pets permitted (licence required)
- Private access to Middle Chine & short walk to sandy beaches
- Underfloor heating throughout with individual room thermostats
- High quality UPVC Double glazed sash windows
- Engineered oak flooring and matching oak internal doors
- Allocated parking space and secure cycle storage
- Security entry system
- Integrated appliances
- Built-in storage to hallway and bedrooms
- Easy access to Westbourne and Bournemouth town centres

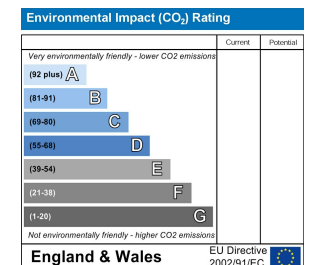
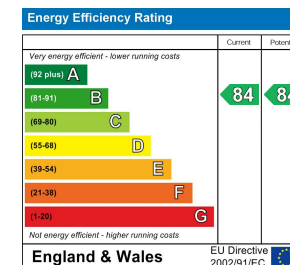




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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





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