



£448,000

Hawthorn Court, 11b West Cliff Road, Bournemouth, BH2 5FA



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Property Description

This charming apartment offers the perfect blend of comfort and style, a delightful property that boasts a spacious reception room, ideal for entertaining guests or simply relaxing. Hawthorn Court is positioned in a prime residential development built to a high standard with good quality fixtures and fittings. The property is light and airy with a good size sun balcony and also has the benefit of a sea glimpse.

Accommodation comprises of a spacious entrance hall, large open plan lounge/diner/kitchen, the lounge area has sea glimpses and access to the sun balcony, adjoining the lounge is a welcoming dining area leading onto the modern kitchen, fitted with white gloss units, wood effect work surface areas, white tiled splashback, built-in induction hob, extractor, oven, microwave and integrated fridge, freezer and washing machine. Both bedrooms are good size double rooms with built-in double wardrobes. The ensuite shower room and bathroom are both of a superior quality with matching floor and wall tiles, vanity sink unit, heated towel rail, built-in mirrored cabinets and led spot lighting.

The allocated underground car parking space has a direct access via a passenger lift, all the communal areas are clean and tidy. Externally the block has some mature trees, neat lawned areas, pathways and outside lighting and there is visitor parking on site.

Location

Hawthorn Court is very conveniently positioned just a short walk to Bournemouth Town Centre, West Cliff and Durley Chine Beach. Spectacular sea views can be enjoyed from the West Cliff and there is easy access to the promenade. Bournemouth boasts an impressive 10-mile stretch of pristine blue flag beaches, spanning from Sandbanks to Hengistbury Head. Beyond the coastline, the area offers award-winning restaurants and green-flag parks. Westbourne Village is only 0.6M distance, a very popular area well known for its independent restaurants and boutique shops. With its prime location and comfortable living spaces, this property has a lot to offer.

Tenure

Share of freehold with 151 years remaining on the lease

Service Charge: Approx. £2,000 p.a.

Agents Note: We are informed by the property owners that pets are allowed with permission.

FEATURES & SPECIFICATIONS

- Convenient location close to town centre and beach
- Spacious accommodation - 1164 Sq. ft
- Share of freehold
- Underfloor heating
- Integrated appliances
- Water softener unit
- Secure allocated underground parking
- High EPC rating
- No forward chain
- Pets permitted with permission



Hawthorne Court, West Cliff Road, Bournemouth

Approximate Gross Internal Area = 108.1 sq m / 1164 sq ft



First 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		83	83
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(55-00) D			
(39-54) E			
(21-30) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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