



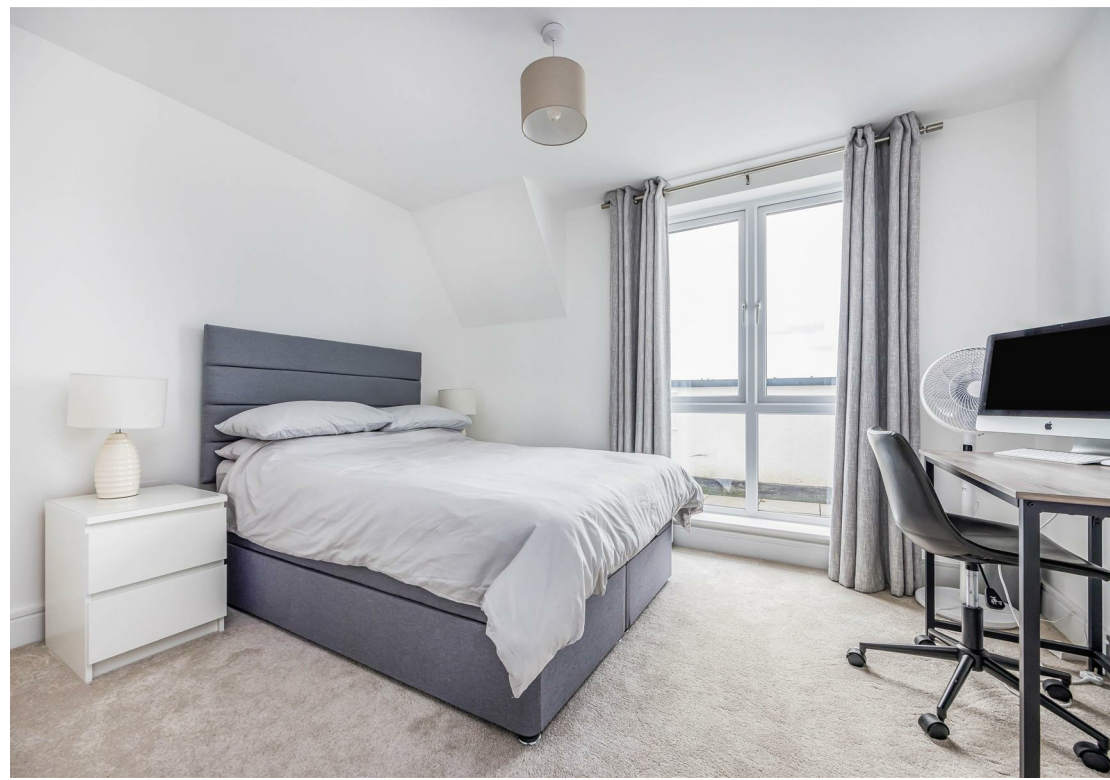
£395,000

Heather Court, 11-13 West Cliff Road, Bournemouth, BH2 5EP



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Property Description

A fabulous apartment located on West Cliff Road in the beautiful coastal town of Bournemouth. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for guests, or even a home office. Situated in a prime location, this flat offers easy access to the stunning beaches of Bournemouth, vibrant town centre, and a variety of local amenities. Whether you enjoy leisurely walks along the coast, exploring boutique shops, or dining at seaside restaurants, this property provides the ideal base for a quintessential British lifestyle. Don't miss the opportunity to make this flat your own and experience the best of coastal living in Bournemouth.

Accommodation comprises of a spacious entrance hall, large lounge/diner/kitchen with opening French Doors from where sea views with the Purbeck Hills beyond can be enjoyed. This room has plenty of space for dining table and chairs, the kitchen has been fitted to a high standard with fully integrated appliances, ample storage units and breakfast bar area. Both bedrooms are good size double rooms. The main bedroom has the advantage of access to a westerly facing balcony which will have the benefit of the evening sun and sunset views as well as views of the sea and beyond. The ensuite shower room and bathroom have both been finished to a high specification and presented in pristine condition.

Location

Heather 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

Tenure: Leasehold - 155 year lease from September 2020

Service Charge: £1,293 per annum

Ground Rent: £410 per annum

Council Tax Band: D

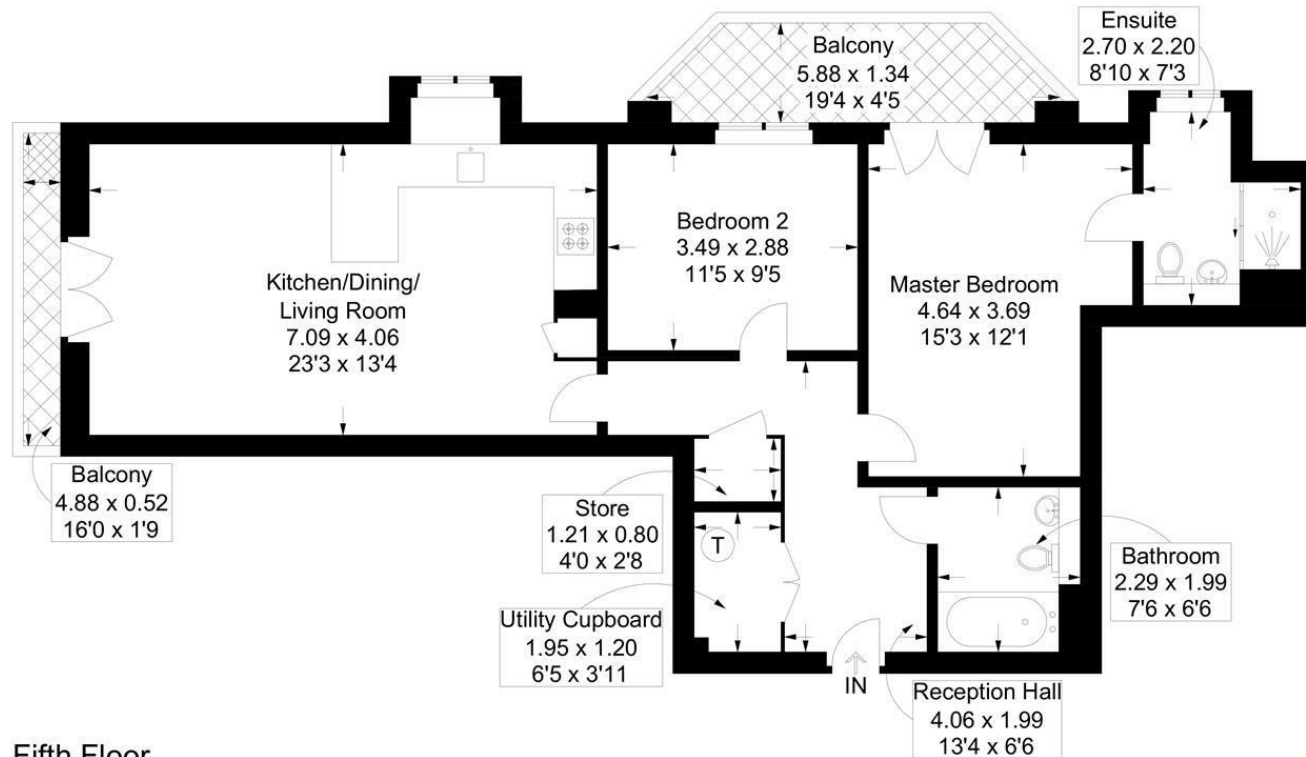
Agents Note: Pet friendly block , written permission required

FEATURES & SPECIFICATIONS

- Far reaching sea views
- Convenient location close to town centre and beaches
- Underfloor heating
- Air ventilation system
- Passenger lift (direct to car park area)
- Private balcony with views
- Secure underground parking
- Show home condition throughout
- Clean & tidy communal areas
- Pets Permitted (written permission required)

Heather Court, West Cliff Road, Bournemouth

Approximate Gross Internal Area = 81.1 sq m / 873 sq ft

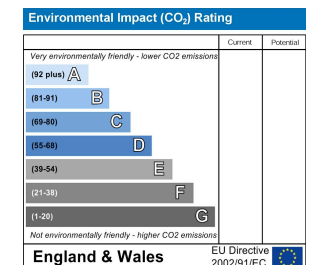
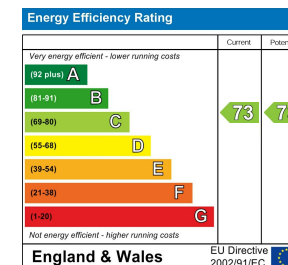


Fifth Floor

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





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