



£329,950

19, Mayfair, 74 West Cliff Road, Bournemouth, BH4 8BG



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Main Description

Very well presented fourth floor three double bedroom apartment in a popular location on the West Cliff just 0.6 mile to the beach and under 0.5 mile to the bustling village of Westbourne. The apartment benefits from a sunny south facing balcony overlooking the well manicured communal gardens with a leafy back drop of the wooded Chine, electric heating, double glazing, garage and visitor parking.

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 where there is a useful storage cupboard providing ample space for coats and shoes. The modern open plan kitchen/breakfast room benefits from a range of base and eye level units with quartz work surface incorporating two carousel corner units, two under counter wine racks, pull out larder cupboard a breakfast bar and seating. Integrated appliances include, electric oven, microwave oven, Induction hob with extractor, washer/dryer and fridge/freezer.

The light and airy lounge is a particular feature of the property with a modern electric stove fire and door with glass side panels to the balcony with glass and chrome balustrade. There are three bright double bedrooms with bedroom three currently being used as a home office. All Bedrooms are good sized double rooms with each benefiting from a comprehensive range of fitted wardrobes and storage. Completing the living accommodation is a well fitted contemporary shower room and separate WC.

Outside a garage is conveyed with the apartment as well as ample visitor parking on a first come first serve basis

Tenure

Share OF Freehold: Remainder Of 999 Year Lease
Lease Term From 24th June 2000 - 975 Year Remain
Service Charge approximately £504 a quarter.

Please note that holiday lets, subletting and pets are not permitted

Area

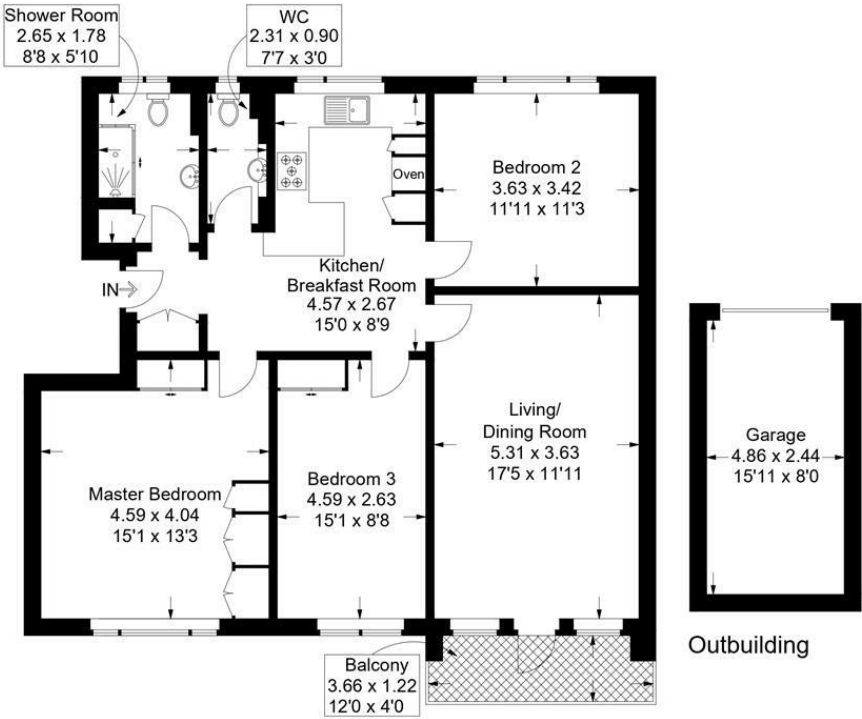
Westbourne is famed for its eclectic mix of independent fashion boutiques, stores, cafes, and restaurants on Poole and Seamoore roads, which are linked by a Victorian covered arcade. It's also popular for quiet strolls, thanks to its chines – dry, wooded gorges that run to the sandy beach, passing clifftop green spaces like Argyll Gardens. Alum Chine is spanned by a quaint suspension bridge.

FEATURES & SPECIFICATIONS

- Offered For Sale Fully Furnshed.
- Very Well Presented 4th Floor Flat
- Three Double Bedrooms
- Modern Kitchen, Shower Room and WC.
- Southerly Aspect With Sunny Balcony
- Level Walk To Westbourne
- Only 0.6 Mile To Beach
- Garage In Block
- Share Of Freehold
- No Pets Or Lettings Permitted

Mayfair, West Cliff Road, Bournemouth

Approximate Gross Internal Area = 91.9 sq m / 989 sq ft
Outbuilding = 12.1 sq m / 130 sq ft
Total = 104 sq m / 1119 sq ft

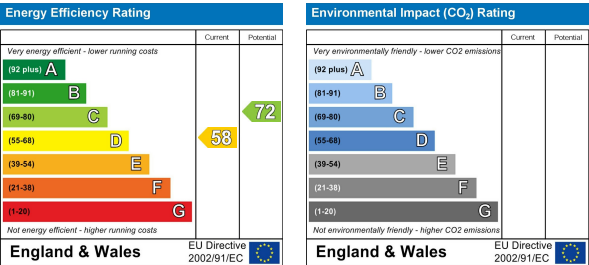


Fourth Floor

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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