



£425,000

Apt. 7, 25 McKinley Road, Bournemouth, BH4 8AG



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*Property Experts*







A spacious three bedroom penthouse apartment spanning the whole top floor of a beautiful Edwardian character building, located in the popular Westcliff area. From the grounds there is direct access to Middle Chine which leads to the beachfront.

This apartment is one of seven in a building that was tastefully converted in 2018, the property has been refurbished to a very high standard complimenting the character of the building. Shaker style kitchen units and Edwardian style bathroom fittings are of a high standard. The communal entrance hall has many original features and has been renovated and restored showcasing a detailed ornate ceiling. The entrance to this apartment is on the first floor, then stairs lead to the accommodation which comprise of an extensive open plan lounge, dining, kitchen area, three double bedrooms, ensuite shower room to the master bedroom and a bathroom. The main living area has a large dormer window with lovely views over the communal grounds, there is also quirky eaved areas suitable for desk work space, storage and seating etc. The kitchen has ample storage units, integrated appliances including a drinks cooler located in the centre island. All three bedrooms have a good range of storage units, the ensuite shower room and bathroom have been stylishly fitted and benefit from underfloor heating.

Within the grounds there is allocated parking for all flats and a communal bike storage unit. The communal gardens comprise of a large lawn area with surrounding borders and mature trees providing privacy from the road. A security gate from the grounds leads directly to a wooded walk that leads to Middle Chine Beach, a wide sandy Blue Flag beach located in between Durley Chine and Alum Chine.

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: Share of freehold with a lease of 125 years from 2018

Service charge: £3,770.80 p.a. which includes building insurance and a contribution to a reserve fund.



## FEATURES & SPECIFICATIONS

- Holiday lets permitted (licence & necessary permissions required))
- Private access to Middle Chine leading to the beachfront
- Integrated appliances
- Quartz stone work surfaces
- Kitchen centre island unit with feature skylight above
- Built-in wardrobes
- Underfloor heating to bathrooms
- Short walk to sandy beaches
- Easy access to Westbourne & Bournemouth town centre

## Approximate Gross Internal Area 1531 sq ft - 142 sq m

Ground Floor Area 32 sq ft - 3 sq m

First Floor Area 1499 sq ft - 139 sq m



Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**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		
(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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	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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