



£240,000

99 Admirals Walk, West Cliff Road, Bournemouth, BH2 5HF



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Property Description

Marketed by Saxe Coburg Estate Agents, this impressive split-level apartment offers a wonderful sense of space and light throughout. On entry, a welcoming hallway provides built-in storage, including a fitted coat cupboard, and leads to a staircase down to the lower level. The accommodation comprises two spacious double bedrooms, each benefiting from fitted wardrobes, along with a beautifully appointed five-piece family bathroom featuring a double-width walk-in shower.

The standout feature of this home is the expansive open-plan kitchen, living, and dining area, designed to take full advantage of the garden outlook. The kitchen is well-equipped with integrated appliances and a breakfast bar, while the living space opens out onto a private, sun-soaked balcony through sliding doors, offering a perfect setting for relaxing or entertaining. Modern comforts include air-conditioned rooms, infrared flat panel heaters in the bedrooms, LED ceiling spotlights, and an air source heat pump in the living room providing both heating and cooling options.

Externally, the property includes a private garage with off-road parking for one vehicle, along with a secure underground lock-up space, conveniently accessed via the building's communal lifts. The development also features expansive, well-maintained communal gardens that offer a peaceful green space for residents to enjoy year-round.

Situated in the prestigious Admirals Walk on Bournemouth's sought-after West Cliff, this secure apartment block benefits from lift access to all floors and the reassurance of a 24-hour concierge service. Its prime position just moments from the cliff top allows for easy access to Durley Chine and its award-winning beaches, while Bournemouth town centre is also just a short walk away.

The property is offered with a share of the freehold, and the current service charge is £5,523 per annum, which includes the concierge service, building insurance, maintenance of communal areas, cleaning, and grounds upkeep. The development is professionally managed by Napier Management Services.

FEATURES & SPECIFICATIONS

- PURPOSE BUILT FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- MODERN OPEN PLAN KITCHEN / LIVING ROOM
- PRIVATE BALCONY WITH SUNNY VIEWS
- STUNNING COMMUNAL GARDENS
- NO FORWARD CHAIN
- 24 HOUR CONCIERGE SERVICE
- ALLOCATED GARAGE & RESIDENTS PARKING
- WALKING DISTANCE TO WESTBOURNE & DURLEY CHINE BEACH
- IMMACULATELY PRESENTED THROUGHOUT



Approximate Gross Internal Area 930 sq ft - 86 sq m

First Floor Area 69 sq ft – 6 sq m

Second Floor Area 861 sq ft – 80 sq m

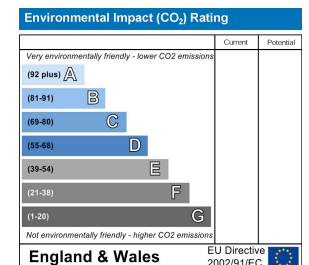
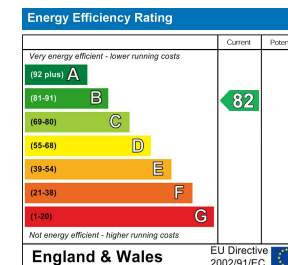


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the 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





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