

for sale

£400,000 Leasehold



West Cliff Road Bournemouth BH2 5HH

Welcome to this stunning three double bedroom second floor purpose built flat offering south facing private balcony, 37 ft Open plan kitchen lounge area, air con and heating units and character features throughout.



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Property Details

En Suite 8' 9" x 6' (2.67m x 1.83m)

Fully tiled with low level WC, panel enclosed bath with shower over and glass shower screen, hand wash basin with mixer tap and vanity unit below and mirror over, shaving point, extractor fan and heated towel rail.

Entrance Hall 10' x 11' 1" (3.05m x 3.38m)

Spacious entrance hall with wooden effect flooring, storage cupboards and doors to all rooms.

Hall 3' 5" x 12' 4" (1.04m x 3.76m)

Wooden effect flooring and doors to all rooms.

Cloakroom 5' 11" x 3' 7" (1.80m x 1.09m)

Fully tiled with low level WC, hand wash basin with taps and vanity mirror over.

Bedroom 1 14' 7" x 11' 7" (4.45m x 3.53m)

Carpeted with large north facing and side aspect window, large built in mirrored wardrobes with sliding doors, air con and heater unit and door to en suite.

Kitchen / Diner/ Lounge 37' 3" x 13' 2" (11.35m x 4.01m)

Open plan living space with a modern range of wall and base units, middle island housing dishwasher and integral wine cooler and benefiting from extra storage and complimented with black granite worksurfaces, part tiled walls, 1 1/2 sink with drainer and mixer tap and double glazed window above, integral double eye level oven, 4 ring induction hob with extractor fan over, space for American sized fridge/freezer and space for a dining room table with 4 double glazed windows giving the dining area a light and airy feel.

The lounge is also complimented with large double glazed sliding doors to the south facing private balcony, wooden flooring throughout with TV and Telephone point and a new heating and air con system.

Bedroom 2 10' 11" x 10' 10" (3.33m x 3.30m)

North facing aspect window, built in wardrobes and air conditioning and heater unit.

Bedroom 3 10' 11" x 9' 2" (3.33m x 2.79m)

North facing aspect window, built in wardrobes and air conditioning and heater unit.

Bathroom 7' 2" x 6' (2.18m x 1.83m)

Fully tiled with low level WC, panel enclosed bath with shower over and glass shower screen, hand wash basin with mixer tap and vanity unit below and mirror over, shaving point, extractor fan and heated towel rail.

Outside

Private balcony with stunning views over the garden area with garden gate access to beach.

Agents Notes

Lease: 999 Years from September 2002.

Service Charge: £7000.00 per annum

Ground Rent: TBC

Council Tax: Band D - BCP Council





To view this property please contact Connells on

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Tenure: Leasehold

EPC Rating: D

Property Ref: WIN306815 - 0005

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as leasehold fees.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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