

for sale

£320,000 Leasehold



Heather Court West Cliff Road Bournemouth BH2 5EP

Welcome to this superbly presented 2 double bedroom ground floor flat. This property is still under 10 year new build warranty, with a long lease of 151 years and low Charges. The property has en suite to master bedroom and an open plan kitchen living room opening out to a small garden patio

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- Energy Rating: C
- Walking distance to bournemouth Town Centre
- still under 10 year New Build warranty
- Allocated underground parking

Property Details

Entrance Hall 4' 7" x 6' 10" (1.40m x 2.08m)

Access to utility cupboard

Kitchen/Living 15' 8" x 19' 4" (4.78m x 5.89m)

Built in dishwasher, oven, induction hob, extractor fan, fridge freezer, white wall & base units with vinyl flooring. French doors onto patio/terrace.

Utility Room

Huge utility cupboard with emersion water heater, underfloor heating throughout plus air filtration system

Landing 3' 10" x 10' 3" (1.17m x 3.12m)

Bedroom 1 10' 6" x 17' 5" (3.20m x 5.31m)

Built in mirrored wardrobe and floor to ceiling windows.

En Suite 7' 5" x 5' 11" (2.26m x 1.80m)

Marble tiles floor to ceiling, white units, WC, WHB & walk in shower.

Bedroom 2 9' 5" x 17' 5" (2.87m x 5.31m)

Large floor to ceiling windows into courtyard garden

Bathroom 7' 5" x 6' 6" (2.26m x 1.98m)

Grey tiled, shower over bath with WC& WHB, white units with large wall mounted mirror.

Rear Garden

Small courtyard garden

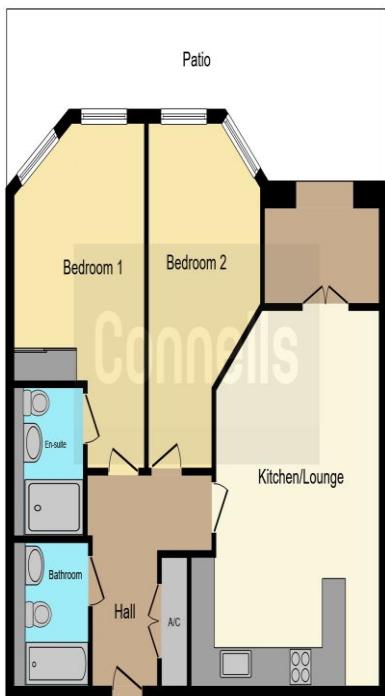
Parking

Allocated space underground

Special Features

FIVE minute walk to the beach





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Property Ref: WIN306983 - 0014

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2750.00

Ground Rent: 297.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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