



£220,000

Heather Court 11A West Cliff Road, Bournemouth, BH2 5EP



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Nestled in the desirable area of West Cliff Road, Bournemouth, this modern ground floor flat offers a perfect blend of comfort and convenience. Constructed in 2021, the property boasts a contemporary design and is ideal for those seeking a stylish living space.

The flat features a spacious reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. With a spacious bedroom, there is ample space for a couple. The property also includes a modern fitted bathroom and a contemporary kitchen with fitted white goods.

One of the standout features of this flat is the spacious sun terrace, offering an ideal space for outdoor dining or relaxing in the warmer months. The property also benefits from a secure bike store and secure underground parking, providing added convenience and peace of mind for residents.

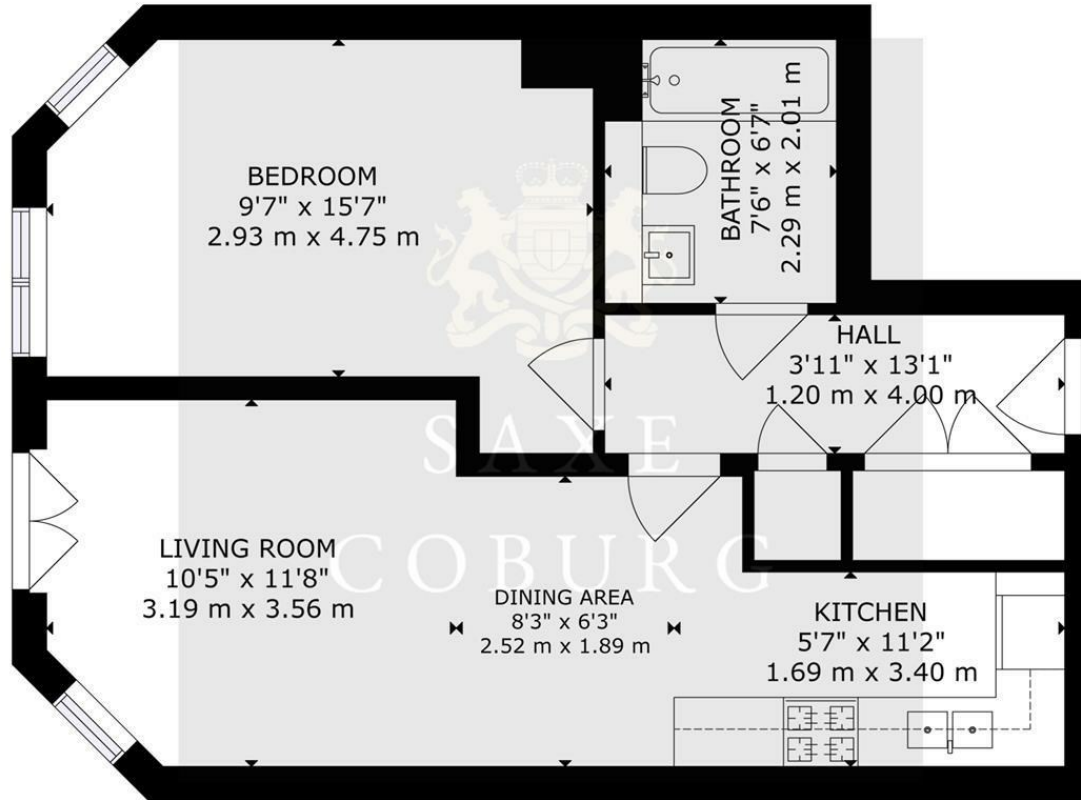
Additionally, the location is superb, with the beautiful West Cliff Gardens just a short stroll away, offering a perfect spot for leisurely walks or picnics. The vibrant town centre is also within walking distance, providing easy access to a variety of shops, restaurants, and local amenities.

This property is an excellent opportunity for those looking to enjoy modern living in a prime location. Whether you are a first-time buyer, a small family, or an investor, this flat is sure to meet your needs. Don't miss the chance to make this delightful property your new home.



FEATURES & SPECIFICATIONS

- Ground floor flat, modern build
- Spacious one-bedroom layout
- Stylish bathroom
- Secure underground parking
- Close to West Cliff Gardens
- Near town centre amenities
- Constructed in 2021
- Bright reception room
- Convenient Bournemouth location
- Ideal for easy living



GROSS INTERNAL AREA
TOTAL: 540 sq.ft, 50 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		78	78
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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