

Luxury+Prestige

APARTMENT 1 WALMSLEY HOUSE

10 MCKINLEY ROAD, WEST OVERCLIFF, BOURNEMOUTH, BH4 8AQ

















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All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.



This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Floorplan

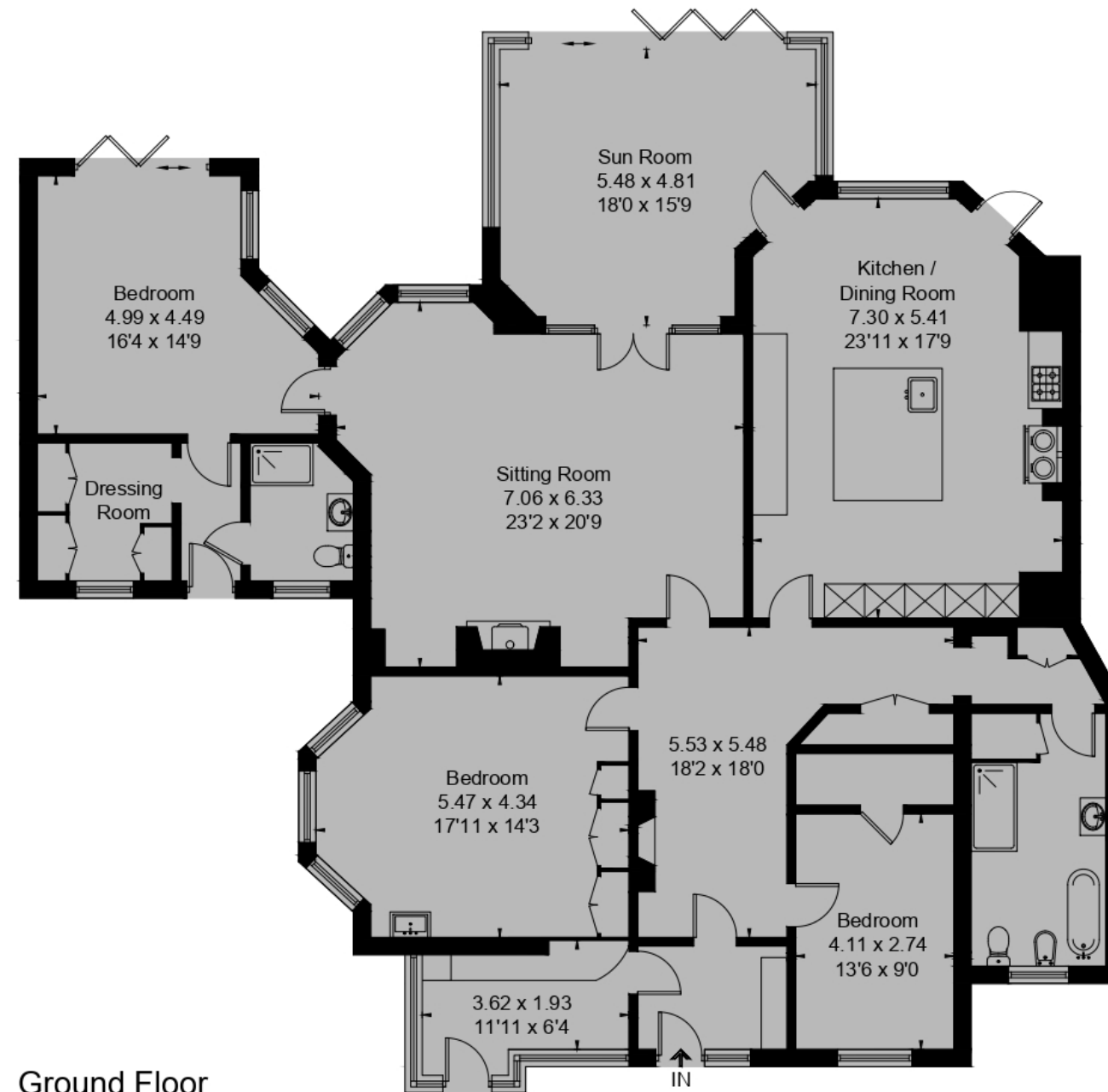
Apartment 1 Walmsley House
10 McKinley Road, West Overcliff
Bournemouth, BH4 8AQ

GROSS INTERNAL AREA

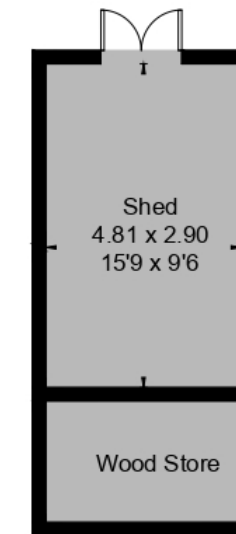
Apartment: 2,417 sq. ft / 225 m²

Outbuilding: 402 sq. ft / 37 m²

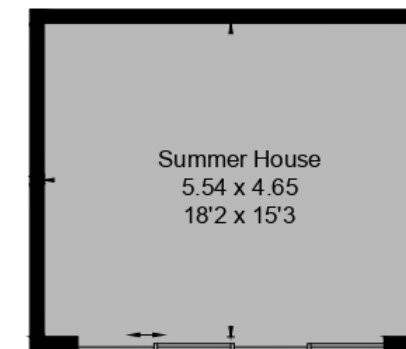
Sizes and dimensions are approximate, actual may vary.



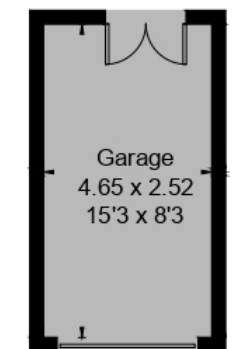
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106392

Summary

Within approximately a five-minute walking distance of the beaches, this three-bedroom ground floor apartment is located in arguably the most sought-after area of Bournemouth, within the conservation area of The West Overcliff.

It offers 2,629 square feet of accommodation and benefits from its own private front door. With high ceilings and other original features including bay windows, this apartment is the perfect mix of timeless elegance with modern additions. The sitting room has an imposing fireplace with wood burner and the kitchen is fitted with Neptune units and is centred around a large bespoke island and electric Aga with Aims (Aga intelligent management system). The master bedroom suite has a dressing room and en suite (refitted 2022) and there are two further bedrooms. The family bathroom is large and fitted in a traditional style. There is also a large conservatory accessed from both the lounge and kitchen which offers wonderful views over the South facing rear garden. The garden itself is incredibly private and includes a large garden room which could be used as a 'work from home' space or gym. In addition there there is a single garage (rebuilt in 2023) and private parking.

N.B. In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff at Luxury & Prestige.

Details

Guide Price:	£1,150,000
Tenure:	Leasehold & Share of Freehold
Lease Length:	999 years from 25/12/09
Maintenance:	TBC
Ground Rent:	TBC* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Local Authority:	BCP Council
Council Tax:	Band D 2026/2027 £2,399.99pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + Edwardian ground floor garden apartment
- + Neptune bespoke fitted kitchen with Aga
- + Conservatory with under floor heating
- + Three bedrooms, two bathrooms
- + 23' living room
- + Private South facing level garden
- + Garden room and recently built garage
- + Electric car charging point
- + Private parking and large shed
- + Pet friendly

Our team



Steve Isaacs
Managing Director

07970 878106
steve@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Lead Photographer

07944 986977
adrianna@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Jane Honour
Administrator

01202 007373
jane@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	0899
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