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WEST COAST

BOURNEMOUTH, BH2 5ER

GUIDE PRICE £550,000

- No forward chain
- Fantastic sea views
- Remainder of building warranty
- Walking distance to town centre
- 2 balconies
- 2 bedrooms
- Ensuite to main bedroom
- Open plan kitchen/dining/living space
- Good commuter links
- Close to local facilities

This splendid second-floor apartment offers a delightful blend of comfort and stunning coastal views. With two well-proportioned bedrooms, including a spacious master ensuite, this property is perfect for those seeking a serene retreat by the sea.

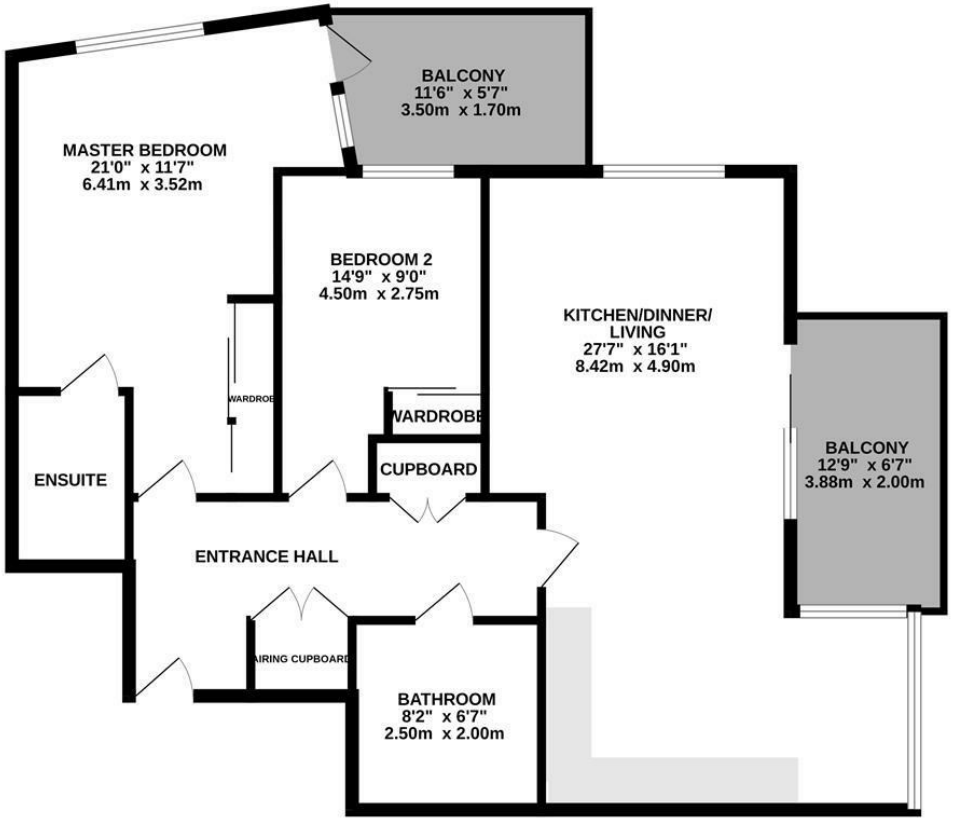
The dual aspect kitchen/lounge/dining space certainly has the wow factor boasting a fully fitted kitchen, stone worktops plus floor to ceiling windows, allowing natural light to flood the space while providing breathtaking views of the ocean. The two large balconies are a standout feature, offering the perfect spots to relax and enjoy the fresh sea air, whether it be with a morning coffee or an evening glass of wine.

The second bedroom is also a good size, making it ideal for guests or as a home office. The two bathrooms ensure convenience and privacy for all residents. This apartment is not just a home; it is a lifestyle choice, allowing you to embrace the beauty of coastal living.

Located in a vibrant area of Bournemouth, you will find yourself just a short distance from the beach, local shops, and a variety of restaurants. This property is an excellent opportunity for anyone looking to enjoy the best of seaside living in a modern and comfortable setting. Do not miss the chance to make this stunning apartment your new home.

Additional Information
Energy Performance Rating: D
Council Tax Band: E
Tenure: Leasehold
Lease Years: 150 years with 139 years remaining
Annual Ground Rent: £250.00
Annual Service Charge: £3,614.68
Lease Restrictions: Yes, to include no subletting, no BBQ's or hanging washing on the balconies, but buyers are advised to do their own research
Flood Risk: Very low but refer to gov.uk, check long term flood risk
Flooded in the last 5 years: No
Conservation area: No
Listed building: No
Tree Preservation Order: No
Parking: Underground parking with 1 allocated space
Utilities: Mains electricity, solar panels – communal areas, mains water
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website

GROUND FLOOR
962 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardestates.com
01202 855595