



**Flat 3, 34 West Overcliff Drive, Bournemouth BH4 8AB**  
**£2,250 Per Month**



EST. 1977

**KEYDRUMMOND**  
ESTATE AGENTS





This ground floor apartment situated in a recently converted character building includes open-plan living space with fitted kitchen, two double bedrooms, bathroom and en-suite. Landscaped communal gardens and resident parking. Close to award-winning beaches and Westbourne town centre with shops, cafés, restaurants and local amenities.

- TWO DOUBLE BEDROOMS
- READY TO MOVE INTO
- HIGH QUALITY FINISH THROUGHOUT
- SHORT WALK TO THE BEACH
- GROUND FLOOR APARTMENT
- NEWLY CONVERTED
- QUIET LOCATION
- PARKING

#### **Westbourne**

Westbourne Village is nearby and offers a variety of independent shops, restaurants and cafes, as well as the popular well known high street names such as Marks & Spenser. The Bournemouth Wessex Way is nearby and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect Weymouth to London Waterloo via The South West train service.

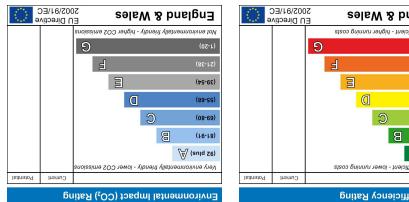
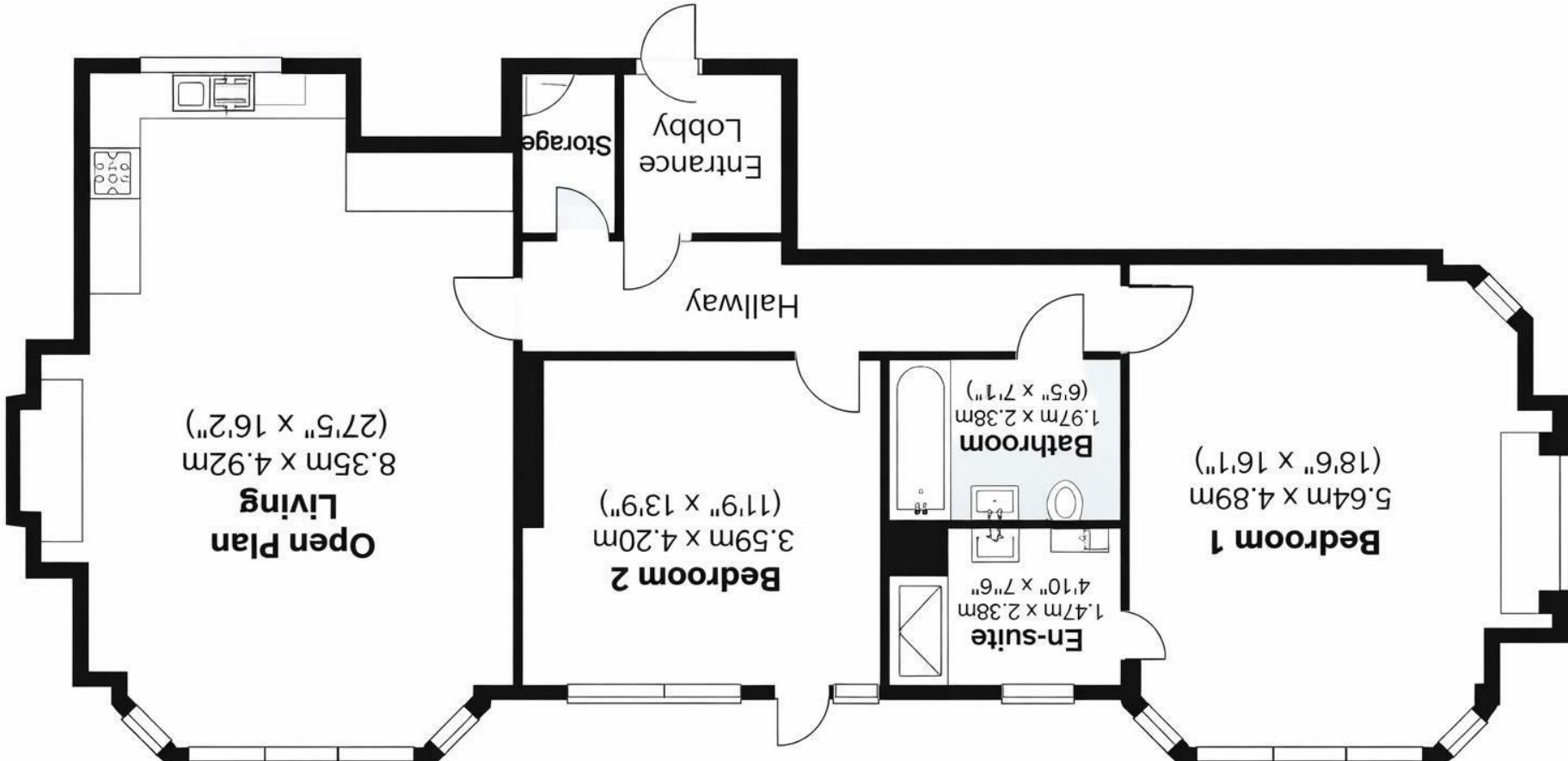
#### **Property Comprises**

A newly converted two bedroom, two bathroom apartment set within a character building on the popular Westover Cliff Drive. The property has been completely refurbished throughout and is presented in brand-new condition, offering modern fittings and finishes while retaining selected original features. The accommodation includes an open-plan living space with modern kitchen, two well-proportioned bedrooms and two contemporary bathrooms, including an en-suite to the principal bedroom.



## Ground Floor (Flat 3)

Approx. 103.4 sq. metres (113.5 sq. feet)



References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

These particulars should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information or if you require a copy of the tenancy agreement.

- Any prospective purchaser should satisfy themselves as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information or if you require a copy of the tenancy agreement.
- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer or contract for sale.

All room dimensions given above are approximate measurements

Accordingly:

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