



HEARNES
WHERE SERVICE COUNTS

East Cliff, Bournemouth

LEASEHOLD PRICE OIEO £200,000

A two double bedroom second floor apartment situated in a landmark development on the cliff top within the highly sought after East Cliff. The development offers ample resident parking whilst benefitting from 24 hour concierge service and private gated access to the cliff top leading to the award winning sandy beaches and only a short walk to Bournemouth Town Centre. Providing the opportunity for further updating and modernisation the property is offered for sale with no forward chain.

On entering the property a hallway, with useful storage cupboards, provides access to all accommodation on offer. A Living/ dining room leads into an enclosed balcony offering a pleasant outlook over the superbly maintained communal gardens. The accommodation also comprises a separate kitchen, two double bedrooms, bathroom and additional WC.

The property benefits from a secure underground parking space whilst development offers two lifts and is set in delightful, immaculately kept gardens with a private gate to the cliff top.

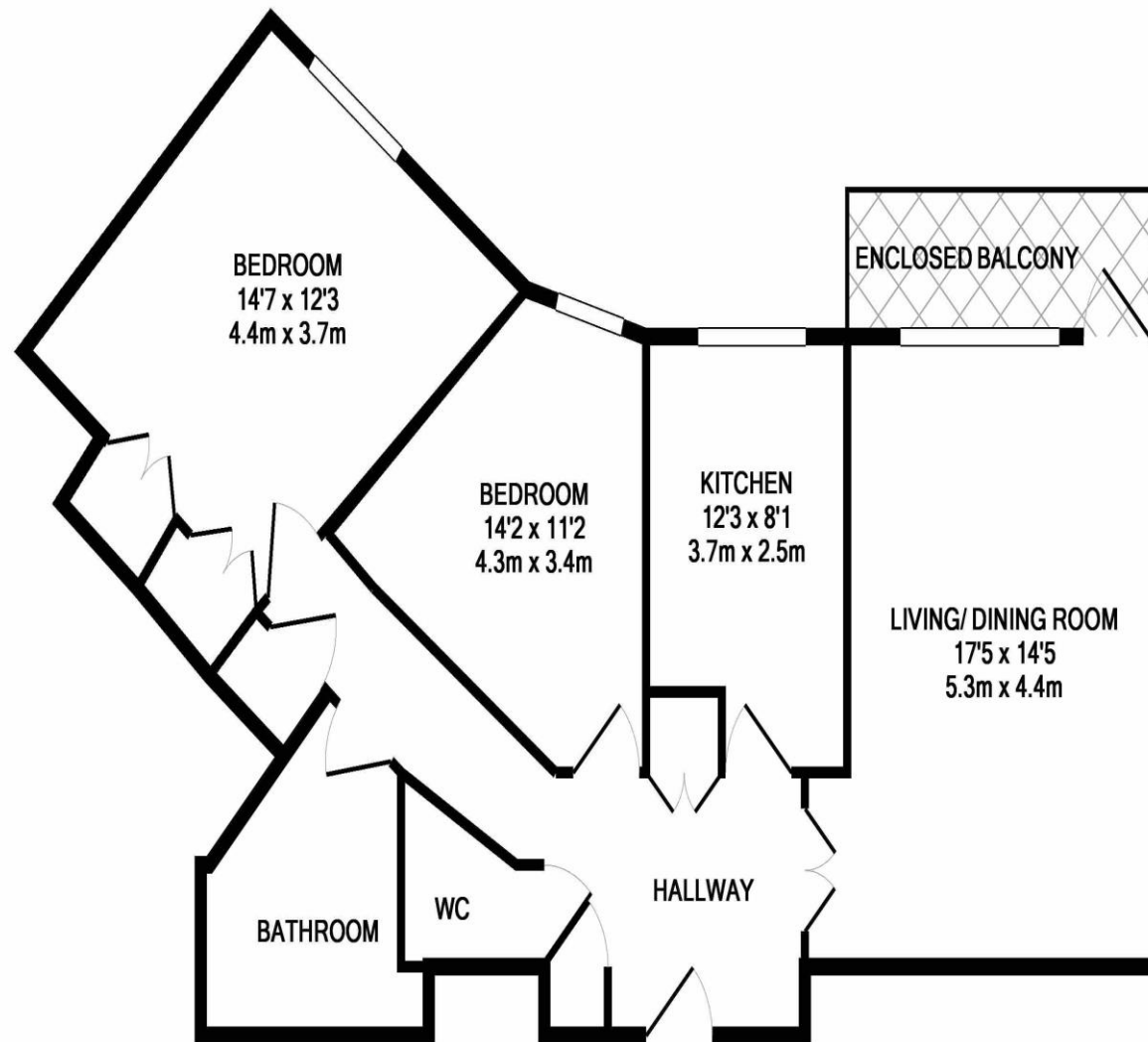
995 years remaining on lease

Maintenance charges: £934.76 per quarter

COUNCIL TAX BAND: C EPC RATING: C



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

