

West Cliff, Bournemouth



HEARNES

WHERE SERVICE COUNTS

West Cliff, Bournemouth

LEASEHOLD GUIDE PRICE £200,000

A fantastic opportunity to purchase a spacious ground floor apartment enviable located on the West Cliff. Just a few moments' walk from miles of award winning sandy beaches the property is conveniently situated 0.5 mile from Bournemouth Town Centre and 0.7 mile distant from the popular town of Westbourne.

The property is located to the rear of the development and can either be accessed via a communal hallway with secure entry phone intercom system, or via the back door directly into the apartment. On entering the apartment through the front door there is a hallway leading into a spacious kitchen/dining room, fitted with a range of base and eye level units, integrated oven and hob and space for a fridge, freezer and washing machine. A separate living room is of a generous size, with high ceilings, bay window and door leading out to the private garden.

The master bedroom is a generous double room, with dual aspect windows and built in storage cupboard. Bedroom two is a smaller room with window to side aspect. The bathroom is fitted with a white suite comprising bath with shower over, WC and wash basin.

To the rear of the property there is a private, westerly garden which is laid to patio for ease of maintenance. Double wrought iron gates give access to the garden, accessed via a driveway, so two vehicles can be parked to the rear of the apartment.

The property would benefit from refurbishment and could also be remodelled subject to necessary permissions and consents.

Offered with no onward chain the property is being offered for sale by method of Informal Tender, the tender date is Monday 22nd July at 12pm.

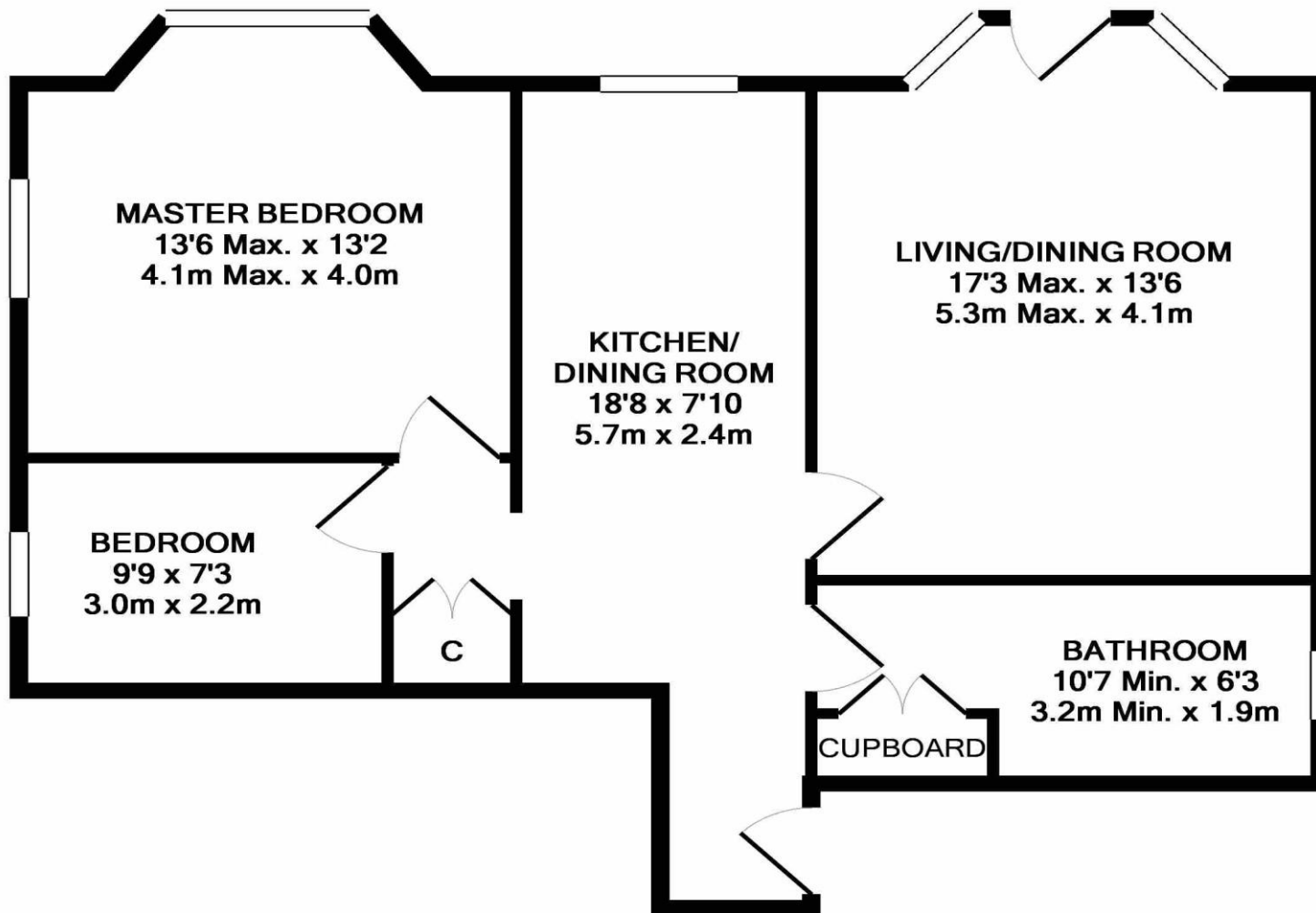
Leasehold, remainder of 999 years. Service/maintenance charge £2,000 per annum.

COUNCIL TAX BAND: B

EPC RATING: E

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 764 SQ.FT. (71.0 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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