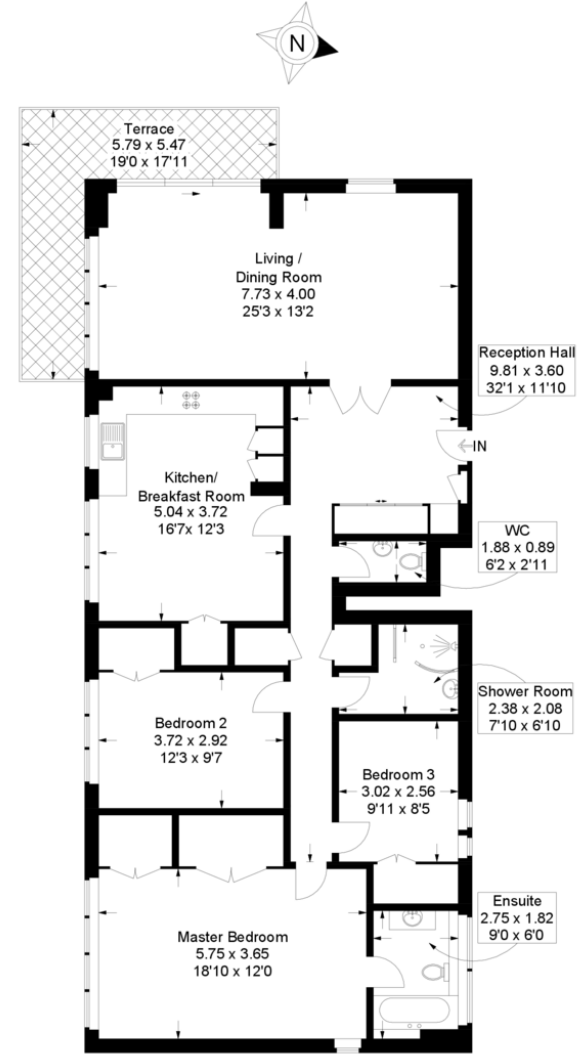




## Property Location Westbourne

Admirals Walk, West Cliff Road, Westbourne  
Approximate Gross Internal Area = 138.2 sq m / 1487 sq ft



Fourth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**Accuracy:** 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.



## Westcliff Road, Bournemouth

Asking price of  
£320,000

**Martin & Co Bournemouth**  
• 192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

**01202559922**  
<http://www.bournemouth.martinco.com> **MARTIN&CO**

**MARTIN&CO**



- Entire 9<sup>th</sup> Apartment
- Share of Freehold
- Sea & Panoramic Views
- Spacious Apartment
- 3 Double Bedroom Flat
- Dual Aspect Sitting Room
- Direct Access to The Beach
- Communal Gardens
- 24-hour Concierge Service
- Porter Phone Entry System
- Allocated Parking Space
- Plenty Of Storage



### Why you'll like it

A unique 9th floor penthouse situated within an iconic development of Admirals Walk, one of the most prestigious and tallest frontline building in the West Cliff area of Bournemouth. It is a landmark development of 121 highly desirable apartments with beautifully landscaped gardens leading down to gated access to the beach front at Durley Chine. There is a 24-hour concierge, secure grounds are monitored by CCTV and allocated secured parking. The beach is only few steps away with the penthouse benefitting from panoramic views of Bournemouth's Coastline spanning from Hengistbury Head and the Isle of Wight to Sandbanks and Old Harry Rocks.

#### Agent's Notes:

Tenure: Share of Freehold  
 Lease: 976 Years Remaining  
 Ground Rent: £0 per annum  
 Service Charge: £9,205.24 per annum  
 Council Tax: E  
 Holiday Lets - Not Permitted  
 Pets - Not Permitted

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 D
39-54	E		
21-38	F		
1-20	G		

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

