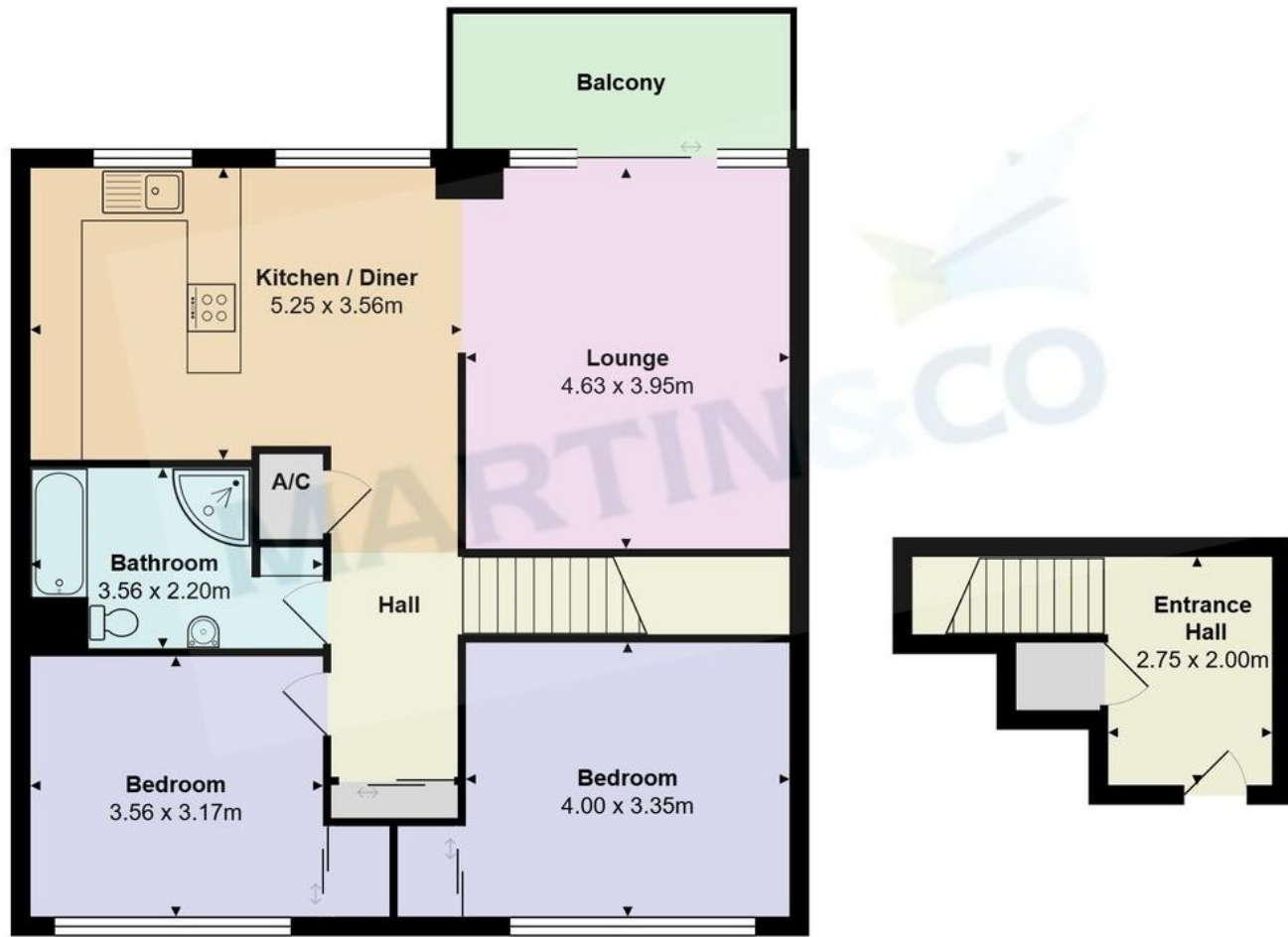


Property Location

West Cliff is one of Bournemouth's most sought-after coastal locations, positioned between the town centre and the seafront. Renowned for its stunning clifftop setting, beautiful beaches and excellent amenities, the area is popular with professionals, retirees, holiday-home owners and investors alike.



Total Area: 93.2 m²

All measurements are approximate and for display purposes only



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.



West Cliff Road, Bournemouth

Guide Price £215,000 - £225,000

Martin & Co Bournemouth
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<http://www.bournemouth.martinco.com>





Key features:

- Share of Freehold
- Sea Views
- Two Bed Flat
- Double Bedrooms
- Dining Room
- Family Bathroom
- Extra Shower Cubicle
- Direct Beach Access
- Communal Gardens
- 24/7 Concierge
- Allocated Parking
- Phone Entry System
- Secure Building
- Lift Access



Situated within a well-maintained apartment block benefiting from lift access to all floors, this spacious fourth-floor two-bedroom apartment offers well-proportioned accommodation throughout. Uniquely, the property is accessed via the fifth-floor entrance level, with stairs and lift serving all floors within the building.

Upon entering the building, residents and visitors can take the lift to the fifth floor where the apartment's private entrance is located. Stepping into the apartment, you are welcomed by an entrance hall which leads down into the main accommodation and provides access to all principal rooms. The heart of the home is the generous lounge, This bright and comfortable living space enjoys direct access to a private balcony, providing an attractive outdoor seating area and a pleasant extension of the living accommodation.

Adjacent to the lounge is the fitted kitchen/dining room, Offering an excellent range of worktop and storage space, the room is large enough to accommodate a dining table, making it ideal for both everyday living and entertaining. The apartment features two well-proportioned double bedrooms. They both provide ample space for bedroom furniture and storage. Serving the accommodation is a spacious bathroom fitted with a separate shower cubicle, bath tub, wash hand basin and WC. An additional airing cupboard/storage cupboard is conveniently positioned off the hallway.

The property offers a practical layout with excellent room proportions throughout. Combined with the convenience of lift access to all floors, a private balcony with sea views, secure underground allocated parking and a sought-after West Cliff location close to Bournemouth beaches and town centre amenities, this apartment would make an ideal main residence, second home, or investment purchase.

Agent's Notes:

Tenure: Share of freehold
 Lease: 975 Years Remaining
 Ground Rent: Nil
 Service Charge: £5,644 per annum
 Council Tax: C
 Garden: Communal Well Maintained
 Holiday Lets - Not Permitted
 Pets - Not Permitted
 All Mains Connected

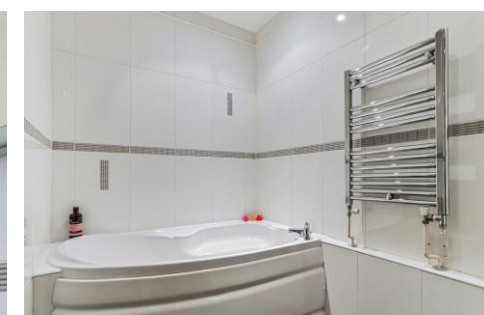
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	64 D
39-54	E		
21-38	F		
1-20	G		