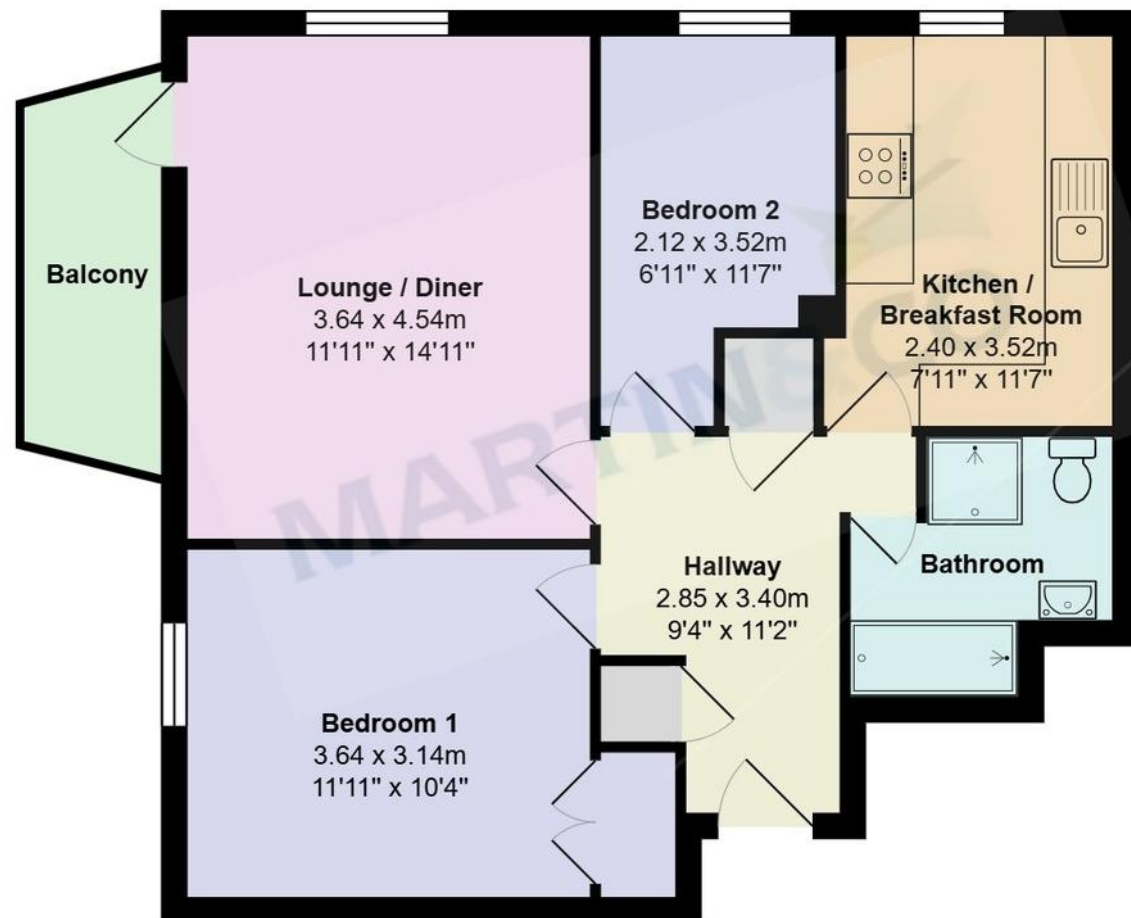


## Property Location Bournemouth



Total Area: 58.9 m<sup>2</sup> ... 634 ft<sup>2</sup> (excluding balcony)  
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

Asking Price Of £250,000

Martin & Co Bournemouth

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T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



2 Double Bedrooms

5 Piece Bathroom

Large Communal Garden

Hot Water & Sewage Included

Central Heating Included

Share of Freehold

Two Car Parking Permits

Nearby Sandy Beaches

Enclosed Balcony

Modern Fitted Kitchen



## Why you'll like it

Located within the highly regarded Tower Court development on West Cliff Road, this impressive fourth-floor apartment offers an exceptional opportunity to enjoy coastal living in one of Bournemouth's most desirable locations. Combining generous accommodation, excellent natural light, and a superb position just moments from the town centre and the area's award-winning sandy beaches.

The property features two well-proportioned bedrooms and a spacious living environment ideally suited to both permanent residence and holiday-style living. A particular highlight of the apartment is the enclosed balcony, providing a versatile additional space that can be enjoyed throughout the year, whether for relaxing, dining, or taking in the elevated outlook from the fourth floor.

Situated on the sought-after West Cliff, the apartment is perfectly positioned for easy access to Bournemouth's stunning coastline, with the beaches and promenade just a short stroll away. Bournemouth Pier, the vibrant town centre, popular restaurants, cafés, and leisure facilities are all within close reach, making the location ideal for those seeking convenience alongside a relaxed seaside lifestyle.

Further benefits include a share of freehold and the rare advantage of two parking permits, adding practicality and long-term appeal to this well-located coastal apartment. Tower Court remains a popular choice for buyers looking for a well-maintained development in a prime Bournemouth setting, offering the perfect balance of tranquillity and accessibility.

Agent Notes -  
 Share Of Freehold - 966 Years Remaining  
 Service Charge - £1745.42 per 6 months to include water usage, sewage and hot water. Also included central heating.  
 GR for basement storage - £20  
 EPC - C  
 Council Tax Band - C  
 Parking - 2 Permits

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation 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	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

