

Property Location

Westcliff (West Cliff), Bournemouth is a popular seaside neighbourhood on the south-west side of Bournemouth town centre, stretching along the clifftop above the main beach. It's known for its stunning sea views, Victorian hotels, and easy access to the beach. The area sits between Bournemouth Pier and Westbourne, and forms part of the wider Westbourne & West Cliff ward.



Total Area: 20.8 m² ... 224 ft²

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.



Terrace Road, Bournemouth

Offers Over £98,000

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

01202559922
<http://www.bournemouth.martinco.com>



Key features:

- Studio Flat
- First floor
- High Specifications
- Close to the Seafront
- Ideal Buy-To-Let
- 104 Year Lease
- No Forward Chain
- Convenient Location
- Town Centre Location
- Electric Heating



Why you'll like it

A well-presented first-floor studio apartment situated within a purpose-built development in Bournemouth Town Centre. Recently refurbished to a high standard, the property is ideally located just moments from the award-winning beaches, the Bournemouth International Centre (BIC) and BH2 leisure complex.

The building is accessed via a secure entry system with two access points and a well-maintained communal entrance. The accommodation comprises a bright and airy studio living/bedroom space, a modern fitted kitchen, and a contemporary shower room.

Offered to the market with no forward chain, the property represents an excellent opportunity for first-time buyers or buy-to-let investors seeking a convenient coastal investment.

Agent's Note's:

Tenure: Leasehold
 Lease: 104 Years Remaining
 Ground Rent: £ 100
 Service Charge: £1,680 Per Annum
 Council Tax: Band: A
 Holiday Lets - Not Permitted
 Pets - Permitted

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	79 C
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.

