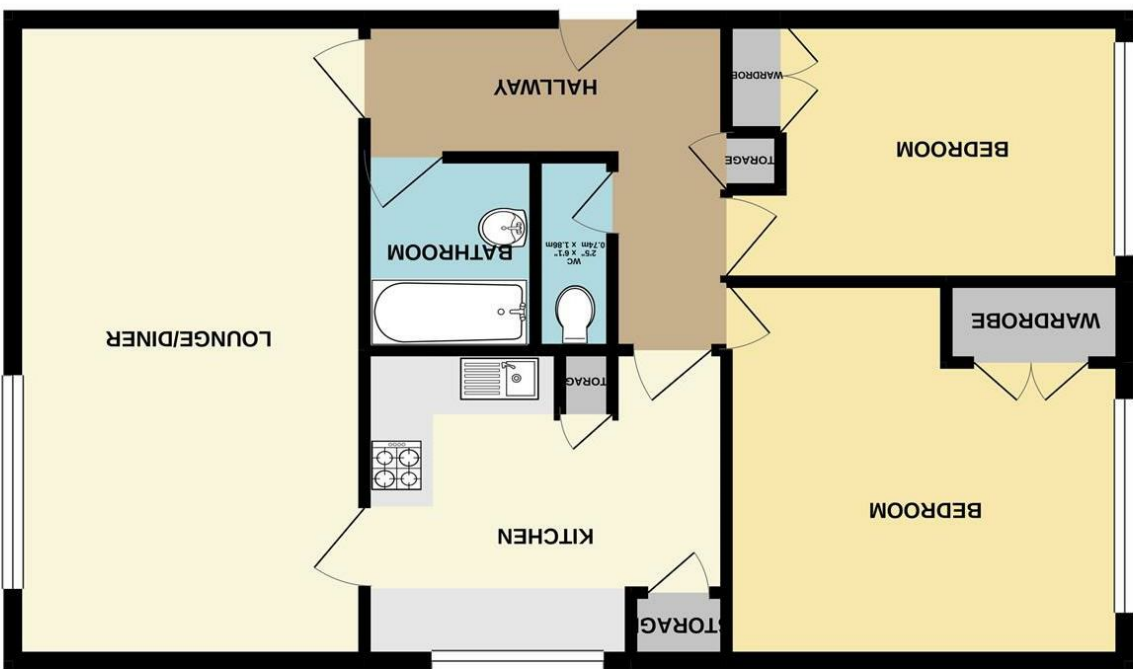


Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to

Whatsoever, we attempt to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.

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GROUND FLOOR  
714 sq.ft. (66.4 sq.m.) approx.

## FLOOR PLAN



# Flat 15 9 West Cliff Road

## Bournemouth, BH2 5ET, Asking Price £260,000



MAIN FEATURES

- No Forward Chain
- Share of Freehold (976 years)
- Superb Investment Opportunity
- Gated Underground Reserved Parking
- Additional Parking available to Rent at the rear
- Spacious Two Double Bedroom Apartment
- Ground Floor
- Secure Intercom Entry System
- Beach & Promenade (150 Metres)
- Bus Stop (10 Metres)

Summary

\*\* Superb Investment or First Time Buy \*\* Spacious Two Double Bedroom Ground Floor Apartment in a Stunning, Sought After Seaside Location \*\* 5\* Award Winning Sandy Beaches \*\* Entrance Hallway \*\* Storage Cupboard \*\* Separate Kitchen and Living Room \*\* Bathroom with Separate WC \*\* Well Maintained Communal Grounds \*\* No Forward Chain \*\* Estimated Rental Return £890pcm \*\* Share of Freehold with 976 Year Underlying Lease \*\* Gated Underground Reserved Parking Space\*\*



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Area

Situated on the Cliff Top, Bournemouth's award winning Sandy Beaches (150 Metres), with its Promenade ideal for walking, running and cycling. Close to Bournemouth Town Centre (800 Metres) with its variety of Shops, multiple Restaurants, Bars, Pier, Oceanarium, Cinemas and the new BH2 Leisure Complex. Convenience Store (25 Metres) There is a main line train station at Bournemouth (1,7 miles) which provides direct links to London Waterloo as well as Southampton and Southampton Airport. Bournemouth International Airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Tenure

- Tenure: Share of Freehold
- Lease: 976 Year Underlying Lease
- Ground Rent: NIL
- Service Charge: £1,465 per annum
- Building Insurance: Included in Service Charge
- Water & Sewerage: Included In Service Charge
- Management Company: Foxes Property Management
- Current Rental Achieved: £890pcm
- Pets: Permitted via Freeholders Consent
- Holiday Lets: Not Officially Permitted

Asking Price £260,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

