



**£950 pcm**

**BOURNEMOUTH, BH2**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**Avalon Estates**  
477 Christchurch Road, Bournemouth, Dorset, BH1 4AD  
support@avalonestates.co.uk | 01202424242  
Website: <https://www.avalonestates.co.uk/>



Available Soon for Viewings a 1 Bedroom Ground Floor apartment. This generously spacious apartment also has the additional benefit of a private entrance, and on-site parking. This ground floor apartment is located in the landmark building of Admirals Walk a luxury Apartment Block situated in an enviable position on the cliff top on the West Cliff of Bournemouth. The development is surrounded by manicured communal gardens with paths which lead on to the cliff top itself. Admirals Walk has the benefit of 24-hour porters on site which make the development very secure.

The apartment is accessed via a private ground floor entrance off the main reception area.

The Accommodation Comprises of

#### **Private Entrance Hallway**

Then its off to all the accommodation has to offer just pass a large storage cupboard off the main entrance hallway. This then leads off to

#### **Bedroom**

Built in wardrobes, freshly decorated wall, and new carpets which is directly opposite the

#### **Bathroom**

Bath with shower attachment over, Sink unit with vanity unit under. Then slightly further down the hallway leads off to the

#### **Kitchen**

with a range of built in storage cupboards, Electric oven and Hob, large fridge / freezer, and washing machine. Then adjacent to that is the very large

#### **Lounge/Dining Room**

#### **Pets**

**Sorry pets are NOT allowed in this building as per the property lease agreement. This also applies to groups of sharers / people.**

#### **Location:**

The Westcliff area offers easy access to the renowned award-winning local Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne village is a short level walk away and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer. Bournemouth town centre is also nearby and offers a more diverse range of high street shops.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

#### **Avalon Estates**

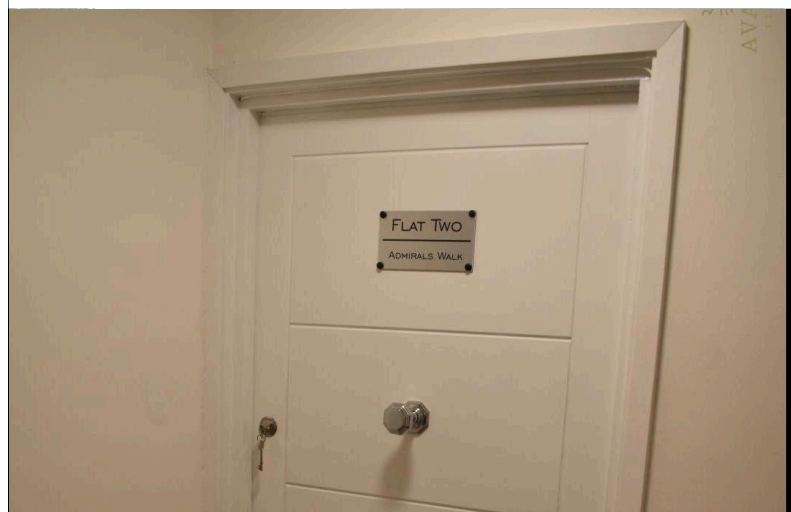
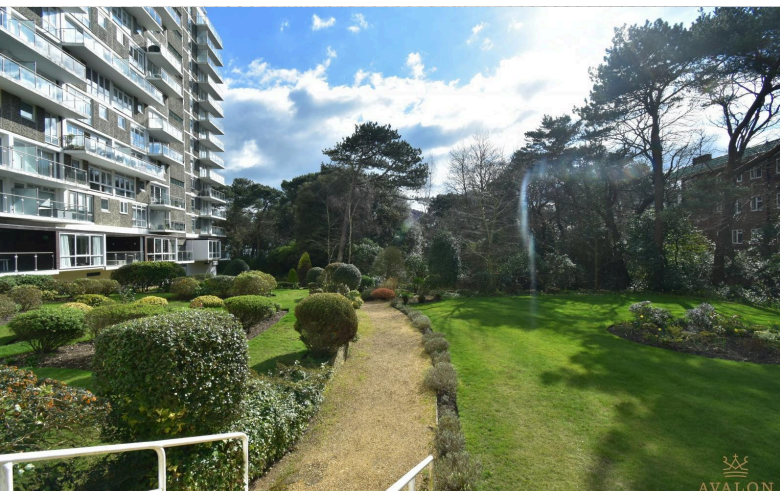
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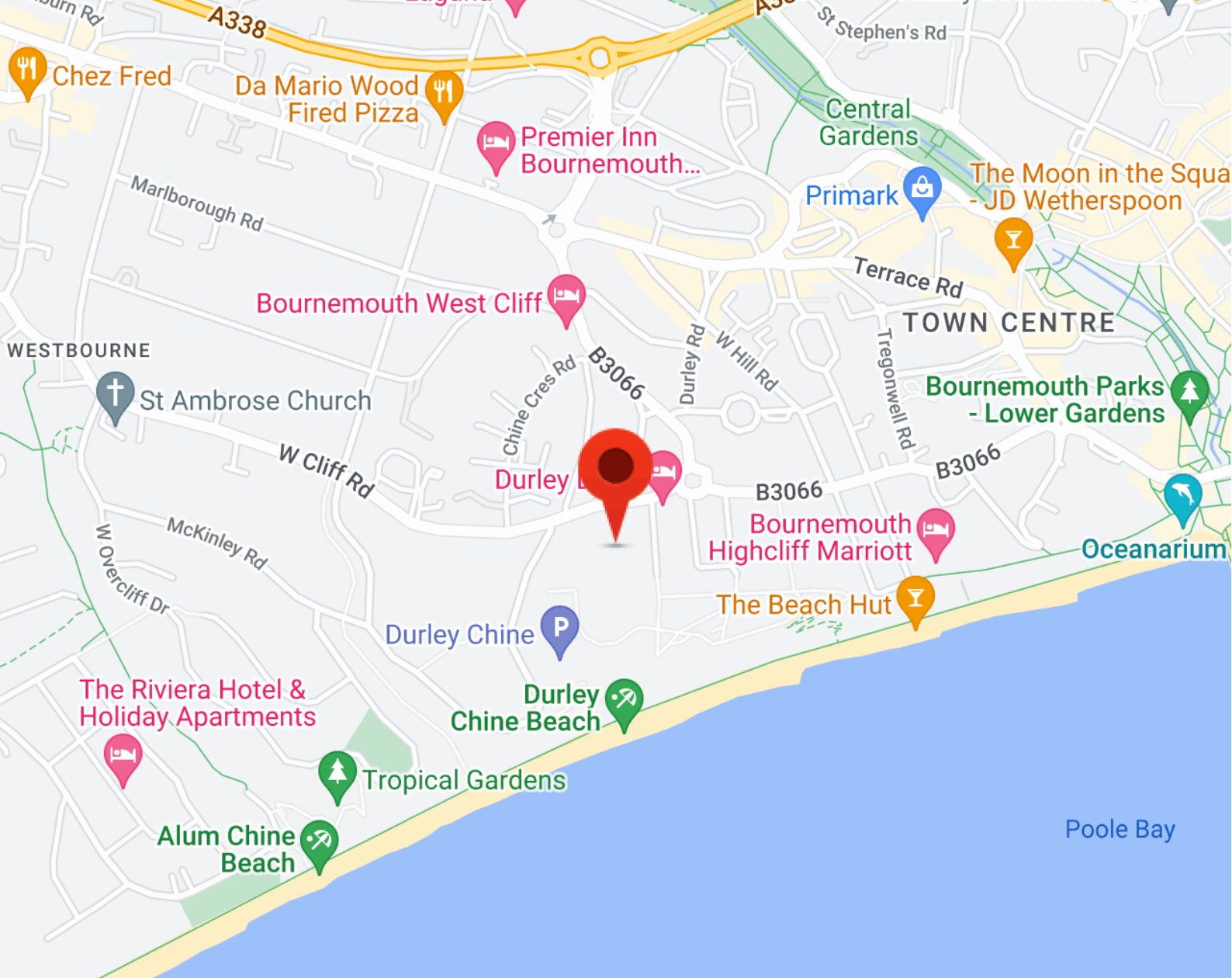






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	