





House and Son are delighted to offer for sale this spacious Mews Style apartment in the heart of Bournemouth's West Cliff. With local shops and restaurants around the corner and the cliff top with its sandy beaches below is within a couple of hundred yards. Entertainment at BH2 and the International Centre is close by, as well Bournemouth Gardens and The Pavilion Theatre.

The apartment offers generous accommodation including: Entrance hall, stairs to the first floor landing, lounge, dining area, kitchen, three bedrooms and two shower rooms. There is also a secure garage with automatic door and storage space to the rear and a further cupboard adjacent the front door.. Further benefits include UPVC double glazed windows and 'Velux' windows, gas central heating and laminate, tiled and carpeted flooring, all in good condition.

This exclusive development of Mews Houses and apartments, is situated at the end of a private road with a controlled parking system in operation for residents and visitors convenience.

ENTRANCE HALL

12' 2" x 2' 11" (3.71m x 0.89m)

Including stairs to first floor.

LANDING

9' 11" x 9' 10" (3.02m x 3m)

LOUNGE

22' 11" x 12' 10" (6.99m x 3.91m)

DINING AREA

10' 1" x 9' 1" (3.07m x 2.77m)

KITCHEN

9' 11" x 9' 1" (3.02m x 2.77m)

'L' SHAPED INNER HALL

5' 11" x 4' 11" (1.8m x 1.5m) width of 3' 0" (0.91m)



BEDROOM ONE

11' 11" x 10' 8" (3.63m x 3.25m)

Plus built in wardrobes

BEDROOM TWO

10' 4" x 8' 11" (3.15m x 2.72m)

Including built in wardrobe

BEDROOM THREE

9' 8" x 8' 10" (2.95m x 2.69m)

GARAGE

19' 3" x 11' 3" (5.87m x 3.43m)

19' 3" x 8' 3" (5.87m x 2.51m) widening to 11' 3" (3.43m) to the rear

OUTSIDE

The Mews is accessed via a private driveway off St Michaels Road, an automatic barrier offers a controlled parking system for the development; the courtyard is mainly laid to brick paving giving access to the visitor parking and residents garages, there are also shrub beds and borders.

TENURE AND CHARGES

Tenure: Leasehold - 959 years remaining, with a Share of Freehold

Ground Rent: Peppercorn

Service Charges: £800 per annum

Council Tax Band: C

EPC Rating: tbc

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of



lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



