





House and Son are delighted to offer for sale this top floor apartment in the idyllic location of Bournemouth's West Cliff. The sandy beaches are but a short stroll and the vibrant town centre including the BIC and BH2 complex is equally close.

Offered with no forward chain, the accommodation comprises entrance hall, lounge, kitchen, two bedrooms and bathroom; there is allocated parking for one car, other benefits include gas fired central heating, being in excellent decorative order and having a Share of Freehold.

There is a small area of garden for residents use, a communal entrance with secure entry phone system, stairs lead to all floors, the apartment is situated on the top (second) floor.

COMMUNAL ENTRANCE

ENTRANCE HALL

19' 4" x 3' 9" (5.89m x 1.14m)

LIVING ROOM

12' 10" x 12' 2" (3.91m x 3.71m) increasing to 13' 9" (4.19m)

Plus door entrance measuring 4' 8" x 4' 2" (1.42m x 1.27m)

KITCHEN

10' 1" x 6' 3" (3.07m x 1.91m)

BEDROOM ONE

13' 9" including wardrobes x 13' 5" into bay window (4.19m x 4.09m)

BEDROOM TWO

11' 0" narrowing to 10' 8" x 6' 5" (3.35m x 1.96m)

BATHROOM

9' 0" x 4' 7" (2.74m x 1.4m)

ALLOCATED PARKING



TENURE AND CHARGES

Tenure: Leasehold with a Share of Freehold

Service Charges: £1400 per annum

Ground Rent: Peppercorn

EPC Rating: tbc

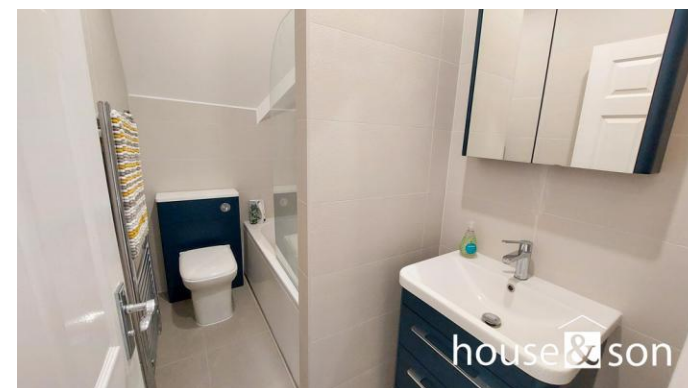
Council Tax Band: B

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.

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Top Floor
Approx. 57.4 sq. metres (617.9 sq. feet)



Total area: approx. 57.4 sq. metres (617.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

