



Ravenshall West Cliff Road, Bournemouth BH4 8AT

welcome to

Ravenshall West Cliff Road, Bournemouth

A generous three-bedroom, two-reception fifth-floor apartment set within a highly regarded West Cliff development. Ideally positioned just a few hundred yards from award-winning beaches and an easy stroll to both Westbourne and Bournemouth Town Centre, it offers a superb blend of space, comfort and





Entrance Hall

10' 1" x 10' (3.07m x 3.05m)

Lounge

19' 2" x 12' 4" (5.84m x 3.76m)

Kitchen

9' 8" x 9' 7" (2.95m x 2.92m)

Dining Room

12' 4" x 9' 6" (3.76m x 2.90m)

Bedroom 1

14' 8" x 14' 5" (4.47m x 4.39m)

Bedroom 2

15' 4" x 7' 9" (4.67m x 2.36m)

Bedroom 3

9' 5" x 8' (2.87m x 2.44m)

Balcony

10' 6" x 5' 4" (3.20m x 1.63m)

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- NO FORWARD CHAIN
- 5TH FLOOR APARTMENT WITH SOUTH FACING BALCONY AND SEA VIEWS
- SHARE OF FREEHOLD
- PRIME LOCATION
- OPEN PLAN LOUNGE/DINING ROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 3848.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1966. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN110668



Property Ref:
WTN110668 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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