



**Hawthorne Court West Cliff Road, Bournemouth BH2 5FA**

**welcome to**

**Hawthorne Court West Cliff Road, Bournemouth**

Immaculately finished one-bedroom ground-floor apartment set in Bournemouth's highly desirable West Cliff. Ideally positioned just a short stroll from the beach and town centre, it features a private terrace, secure entry system, underground parking, and a long lease. No forward chain





### Entrance Hall

### Lounge / Kitchen

22' 4" x 10' 9" ( 6.81m x 3.28m )

### Bedroom

15' 8" x 9' 2" ( 4.78m x 2.79m )

### Bathroom

15' 8" x 9' 2" ( 4.78m x 2.79m )

### Patio

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Hawthorne Court West Cliff Road, Bournemouth

- Stylish one double bedroom ground floor apartment
- Prime West Cliff location near award-winning beaches
- Contemporary open-plan kitchen with integrated appliances
- Private terrace accessed via French doors
- Secure video entry system and underground parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1205.68

Ground Rent: 220.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Sep 2020. 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

**£210,000**



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/WTN108549](https://fox-and-sons.co.uk/Property/WTN108549)



Property Ref:  
WTN108549 - 0006

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