

EDWARDS
ESTATE AGENTS



FINE & COUNTRY
Homes from Edwards

Amberley Court
Bath Road, BOURNEMOUTH, BH1 2NL

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BH1 2NL

Offers In Excess Of £325,000

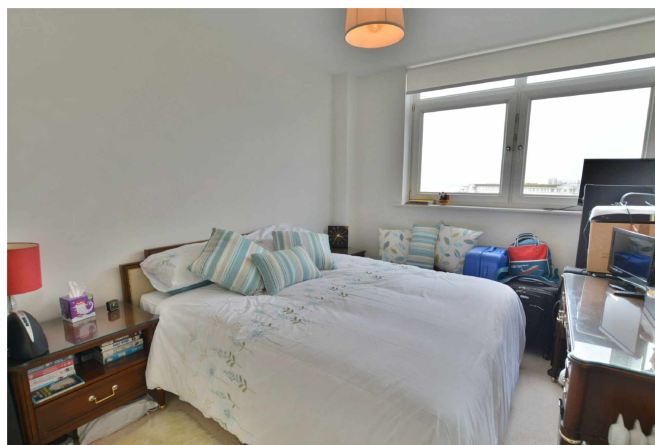
- Breath-taking Views
- Incredible Central Location
- Share Of Freehold
- Lovely Modern Kitchen
- Contemporary Bathroom
- Wonderful Private Balcony
- Three Bedrooms
- Parking For 4 Cars
- Second WC

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Allocated parking for four cars, a share of the freehold, and an incredible central Bournemouth location, are just a few features of this fabulous 6th purpose built apartment that is being sold with a share of the freehold.

This fantastic bright and spacious apartment commands the most incredible views out over Bournemouth towards the sea, and from the Isle of Wight around to The Purbecks. These views are available from every room (except the bathroom).

On entering the bright and spacious triple aspect sitting/dining room your breath is simply taken away by the jaw-dropping views. It is so rare to find an apartment that is so central to Bournemouth Town Centre with its diverse range of shops bars and restaurants and sandy beaches. From here you can also access the private balcony.

Features include three bedrooms, all having stunning urban/sea views, a wonderful modern fitted kitchen with granite worktops, induction

hob and stainless steel oven and integrated fridge freezer and dishwasher.

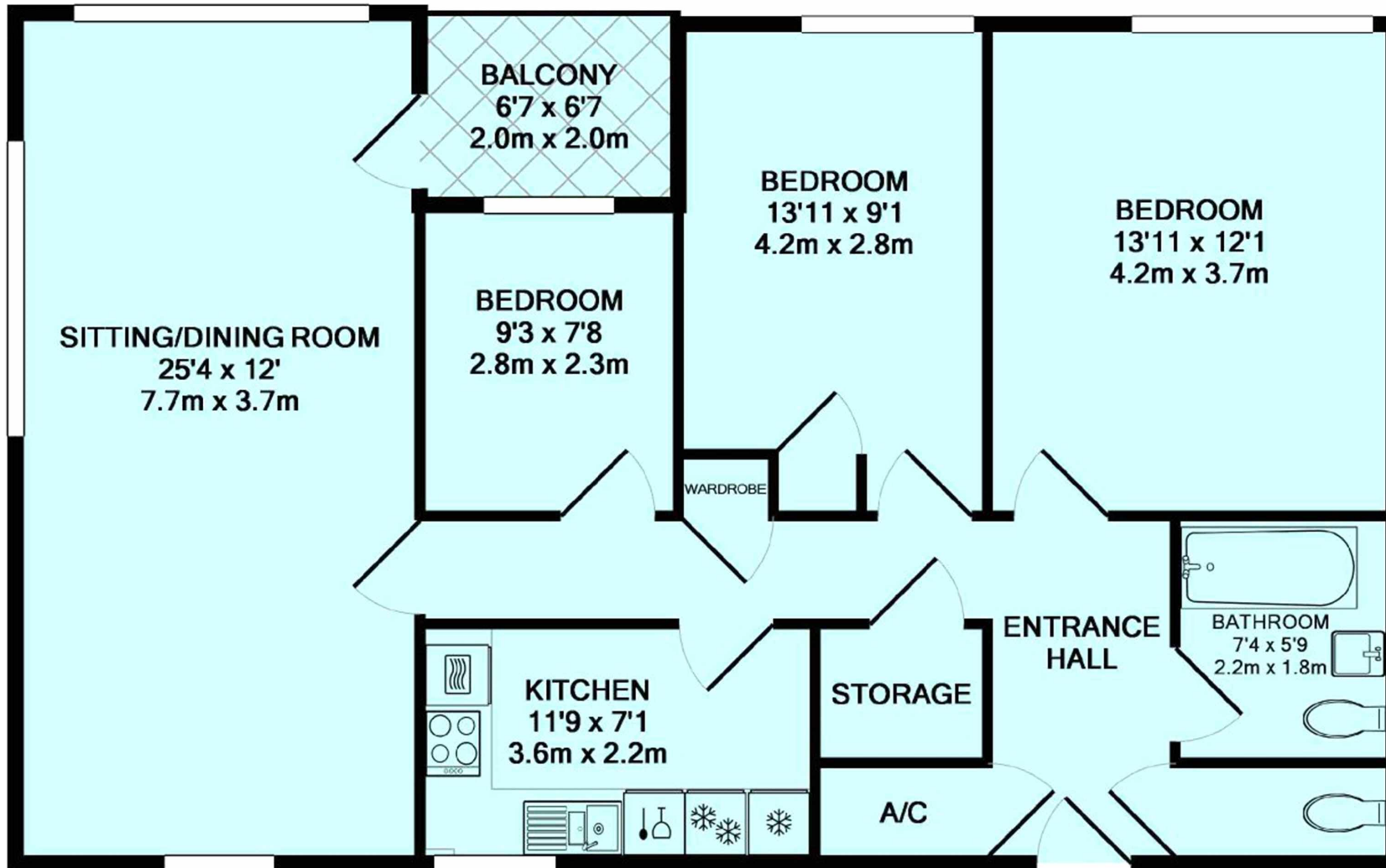
This delightful apartment further benefits from a contemporary style bathroom with separate over bath shower unit, two toilets, two large walk-in cupboards, efficient electric heating with and a pressurised hot water system.

Apartment 25 comes with two under-cover parking bays, both of which would easily accommodate two cars nose to tail, offering the unusual benefit of parking for 4 vehicles.

With almost every conceivable facility on your doorstep this is the kind of property that would make a fantastic holiday/2nd home, with the ability to park your car on a Friday night and not need it again until Monday morning!

Award winning beaches and the famous pier are all within 0.5 miles and Bournemouth's mainline station just 0.75 miles away. Bournemouth's International Airport is within 6 miles.

SHARE OF FREEHOLD: Lease 999 years from 2006. Maintenance £666.36 a quarter: includes lifts and building insurance, maintenance of building & communal areas, communal water/electric.

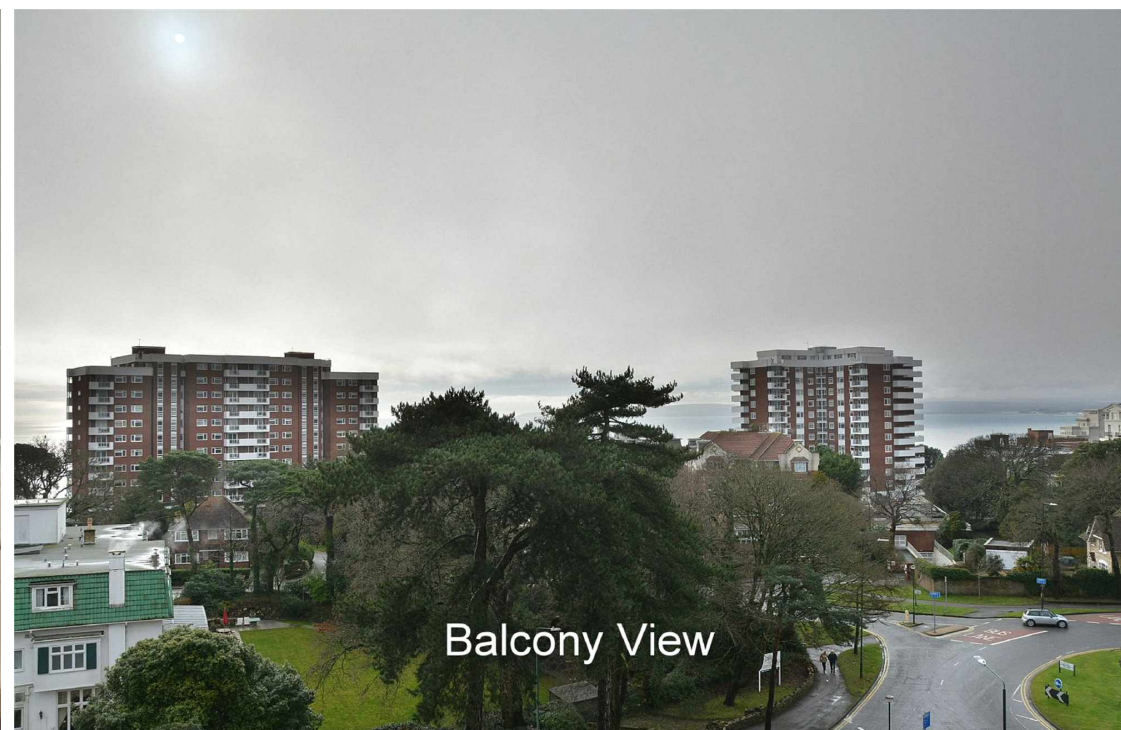


TOTAL APPROX. FLOOR AREA 985 SQ.FT. (91.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Balcony View

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer.

References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before



Balcony View



Sitting/Dining Room View



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