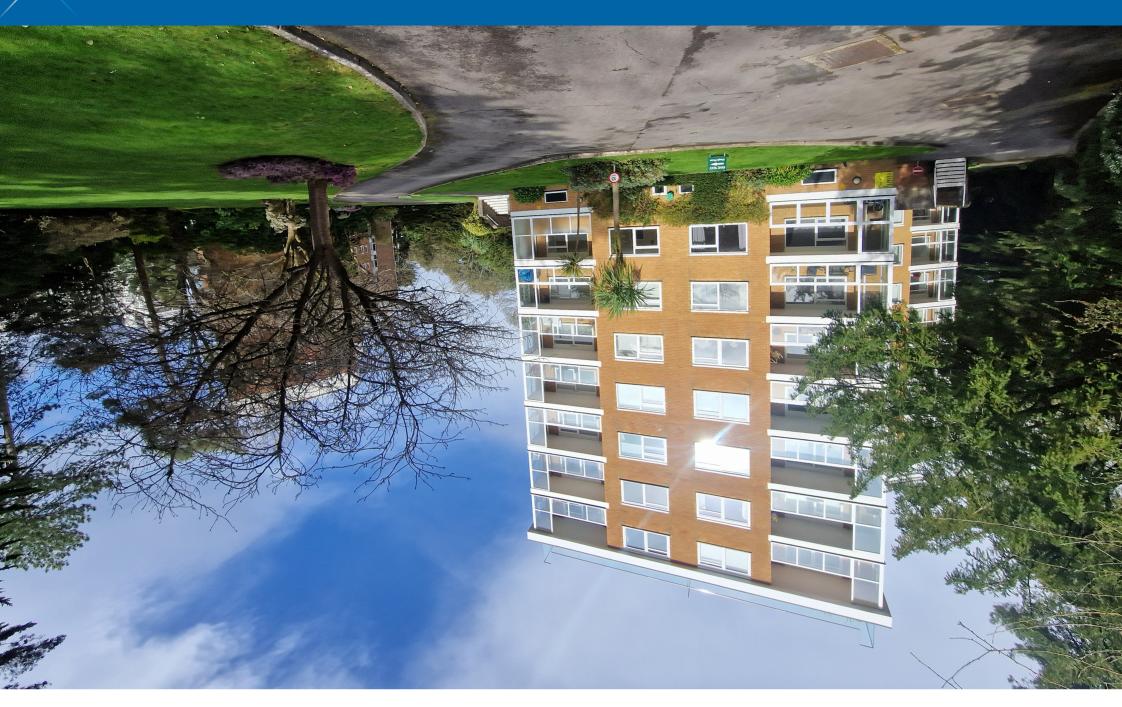


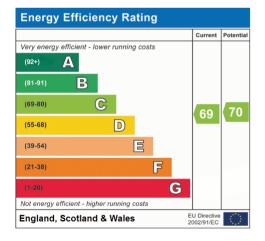
səmod wən & bnal

esepsejrom

residential sales







OnThe Market.com

rightmove △

find your happy

Relocation

network



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292

# Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



# Flat 4, St Anthonys 23 West Cliff Road, WEST CLIFF BH4 8BD

# £350,000

#### **The Property**

Brown and Kay are pleased to market this two/three bedroom apartment ideally positioned on the West Cliff within ease of reach of the beach. The property occupies a raised ground floor position and boasts generously proportioned accommodation throughout to include a lovely dual aspect 20' living room with access to the balcony, well fitted kitchen, dining room/bedroom three, bathroom and separate w.c. There are well tended grounds surrounding the development and there is also the added benefit of an allocated underground parking space.

St Anthonys occupies a super position on the highly sought after West Cliff, being within strolling distance of glorious sandy beaches with miles upon miles of promenade stretching to Southbourne and beyond in one direction, and the famous Sandbanks in the other. The apartment is also well located to take advantage of both the vibrant town centre of Bournemouth which offers a comprehensive range of shopping and leisure pursuits, and the bustling village of Westbourne which has a more laid back ambiance with an eclectic mix of cafe bars, restaurants and boutique shops. Bus services are also accessible and operate to surrounding areas and Bournemouth rail station is close by with links to London Waterloo.

### **ENTRANCE HALL**

LIVING ROOM

20' 4" x 11' 4" (6.20m x 3.45m) Enjoying a dual aspect with double glazed patio door to the balcony.

# BALCONY

With a pleasant southerly aspect.

#### KITCHEN

10' 7" x 9' 4" ( $3.23m \times 2.84m$ ) Well fitted kitchen equipped with a range of base and wall units, Neff integrated double oven and Neff electric hob, integrated Hotpoint combination oven, integrated dishwasher and washing machine, space for

### SEPARATE W.C.

W.C. and frosted window to the rear.

#### COMMUNAL GROUNDS

St Anthonys sits in well maintained ground with areas of lawn and established planting.

#### **UNDERGROUND PARKING**

An allocated parking space is conveyed with the apartment.

## TENURE - SHARE OF FREEHOLD Length of Lease - 977 years remaining

Length of Lease - 977 years remaining Maintenance -Management Agent -

#### **COUNCIL TAX - BAND D**

fridge/freezer, double glazed window to the rear aspect.

### **BEDROOM ONE**

15' 9" x 10' 5" (4.80m x 3.17m) Fitted wardrobes, double glazed window to the rear aspect.

#### **BEDROOM TWO**

11' 7" x 9' 9" (3.53m x 2.97m) Double glazed window to the front aspect.

**BEDROOM THREE/DINING ROOM** 9' 9"  $\times$  7' 11" (2.97m  $\times$  2.41m) Double glazed window to the front aspect.

#### BATHROOM

Suite comprising bath with shower over, fitted unit with wash hand basin, w.c., frosted window to the rear.