



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



rightmove  
find your happy

**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 firm's 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 5 68 West Overcliff Drive, WEST CLIFF BH4 8AB

£265,000

### The Property

Brown and Kay are delighted to market this beautifully presented character apartment situated on the top floor of this period property. The home boasts many charming features with a thoughtfully planned interior to include a 17' lounge/dining room with bay window and feature fireplace, a 24' well fitted kitchen/breakfast room, two bedrooms, an en-suite for added convenience, and a standout feature is the principal bathroom with freestanding bath. Additionally, there is an allocated parking space and a share of freehold, internal viewing is highly recommended to fully appreciate this lovely home.

Occupying a super position opposite the picturesque leafy Chine walks which meander directly down to miles upon miles of sandy shores and promenade, stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Also within comfortable strolling distance is the vibrant village of Westbourne, known for its eclectic mix of cafe bars, eateries and boutique shops as well as the usual high street names such as Marks and Spencer food hall. The area is also well served with bus services operating to surrounding areas and train stations at both Branksome and Bournemouth with links to London Waterloo.

### AGENTS NOTE - PETS & HOLIDAY LETS

Pets as below, currently there are two cats in another apartment within the building.  
Extract from Lease - The Lessee shall not bring or keep or permit or suffer to be brought or kept upon the Premises of the Property any dog cat bird reptile or other animal or pet which shall become a nuisance or annoyance to other Flat Owners (the decision as to whether such animals are a nuisance or annoyance to be made by the Company whose decision shall be final and binding).  
Holiday Lets are not permitted.

### COMMUNAL ENTRANCE HALL

Stairs to the apartment which is located on the top floor.

### SPACIOUS ENTRANCE HALL

Radiator, storage cupboard.

### LOUNGE/DINING ROOM

17' 4" x 14' 4" (5.28m x 4.37m) max in to bay. Double glazed bay window to the front aspect, feature open fireplace with decorative tiling and matching hearth, radiator, space for table and chairs, sloped ceiling.

### KITCHEN/BREAKFAST ROOM

24' 6" x 6' 3" (7.47m x 1.91m) Well fitted and equipped with a range of units and drawers with work surfaces, inset four ring gas hob, double oven, larder cupboard, space for fridge and freezer, space for washing machine and dishwasher, wall mounted boiler, sloped ceilings, two windows.

### BEDROOM ONE

13' 8" into bay x 11' 2" (4.17m x 3.40m) Rear aspect window overlooking the gardens, radiator, sloped ceiling.

### EN-SUITE

Shower cubicle with wall mounted shower, low level w.c. and wash hand basin. Eaves storage and radiator.

### BEDROOM TWO

12' 4" x 11' 8" (3.76m x 3.56m) max. Sloped ceilings, double glazed velux style window, radiator.

### BATHROOM

7' 10" x 5' 10" (2.39m x 1.78m) Featuring a free standing bath with side taps and shower attachment, low level w.c., wash hand basin, tiled flooring and velux style window.

### ALLOCATED PARKING

There is an allocated parking space.

### TENURE - SHARE OF FREEHOLD

Length of Lease - Approximately 164 years remaining

Maintenance - £130 per month including Buildings Insurance

### COUNCIL TAX - BAND D