



**6 Bramar Court, 41 West Cliff Road,
Bournemouth, Dorset BH4 8AZ
£315,000 Share of Freehold**





Property Summary

A rare opportunity to purchase this second floor two bedroom apartment situated in the heart of West Cliff. Requiring updating and modernisation throughout, offering two garages, two balconies and offered to the market with no forward chain.



Key Features

- Two double bedrooms
- Second floor apartment
- Two south facing balconies
- Two garages
- Living room and separate dining room
- Dual aspect living room with access onto the patio
- Kitchen
- Fitted wardrobes
- Bathroom and separate WC
- No forward chain
- In need of updating and modernisation throughout



About the Property

The block is accessed via a sweeping driveway around the block leading to visitor parking and the block of garages. Intercom system allows access into the building with staircase to the second floor landing.

The entrance hall offers storage and widens creating a feel of space. The living room has dual aspect with pleasant outlook onto the well tended communal gardens, door leading onto the balcony. This room has sliding doors leading onto the dining room with dual aspect and outlook onto the rear of the block. The kitchen has a range of eye and low level cupboards with space for freestanding fridge/freezer, cooker and plumbing for washing machine.

There are two double bedrooms, both benefiting from fitted wardrobes. These bedrooms have a sliding door interlinking the rooms. The master bedroom has door leading onto the adjoining balcony off the living room and the second bedroom has its own private south facing balcony.

The family bathroom completes the accommodation with fully tiled walls and three piece suite comprising panel bath, wash hand basin and bidet, there is a separate WC.

Overall, this property does require complete updating and modernisation throughout however there is fantastic opportunity for improvement and would make an ideal home. Further benefits include two garages, visitor parking on a first come first serve basis, two south facing balconies and no forward chain.

Tenure: Share of Freehold

Service Charge: £2,040 per annum

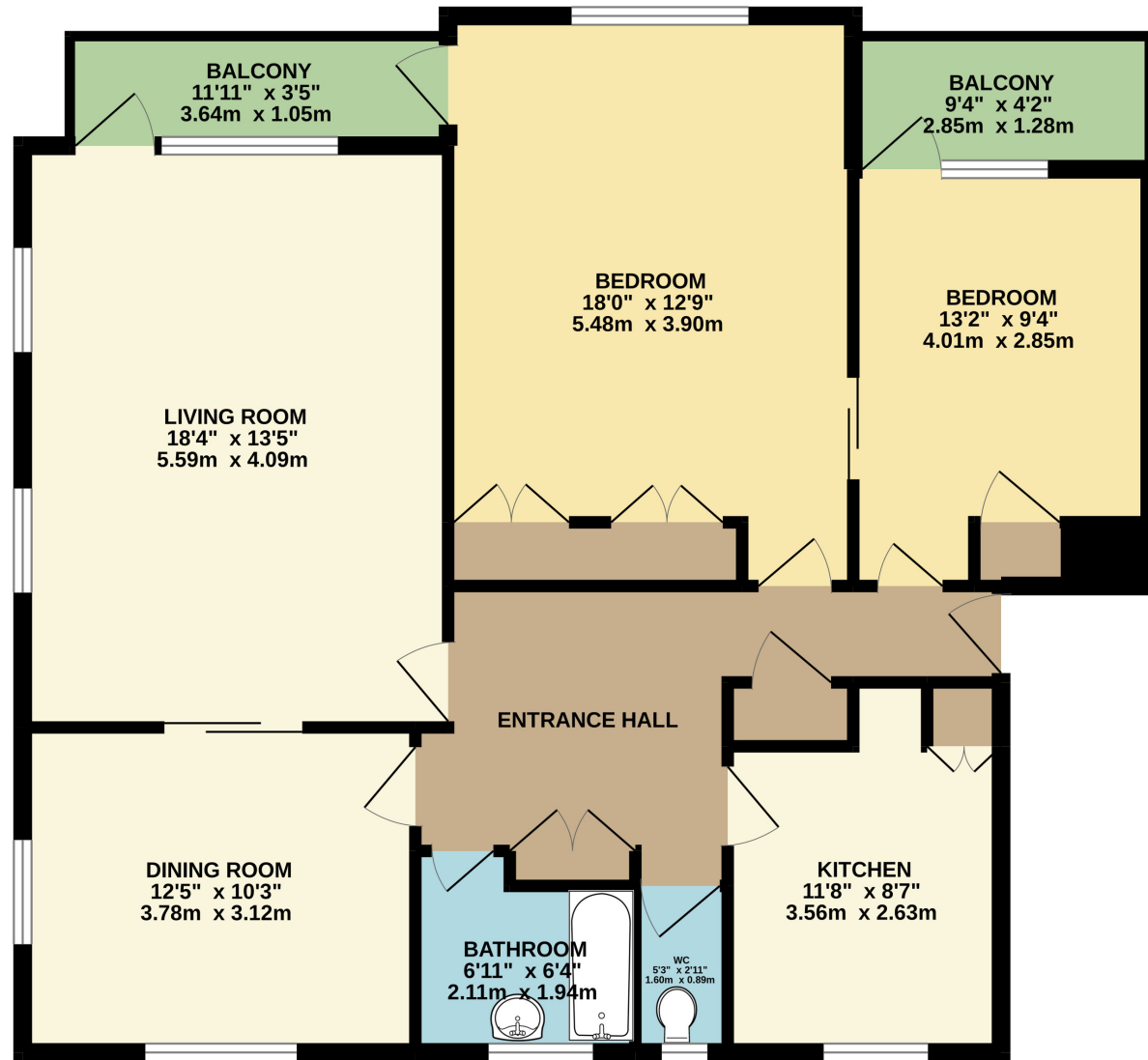
No pets or holiday lets permitted

Lease Length: Remainder of a 999 year lease

Council Tax Band: D



SECOND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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About the Location

This property is situated in a fantastic location along West Cliff Road, with access to regular bus routes and within just a short walk to Westbourne village offering a range of local amenities including shops, restaurants, M&S food hall, bars, boutiques and many more. Bournemouth Town Centre is also within easy reach, with train station with links to Weymouth and London Waterloo, shopping centre and the beautiful golden beaches.



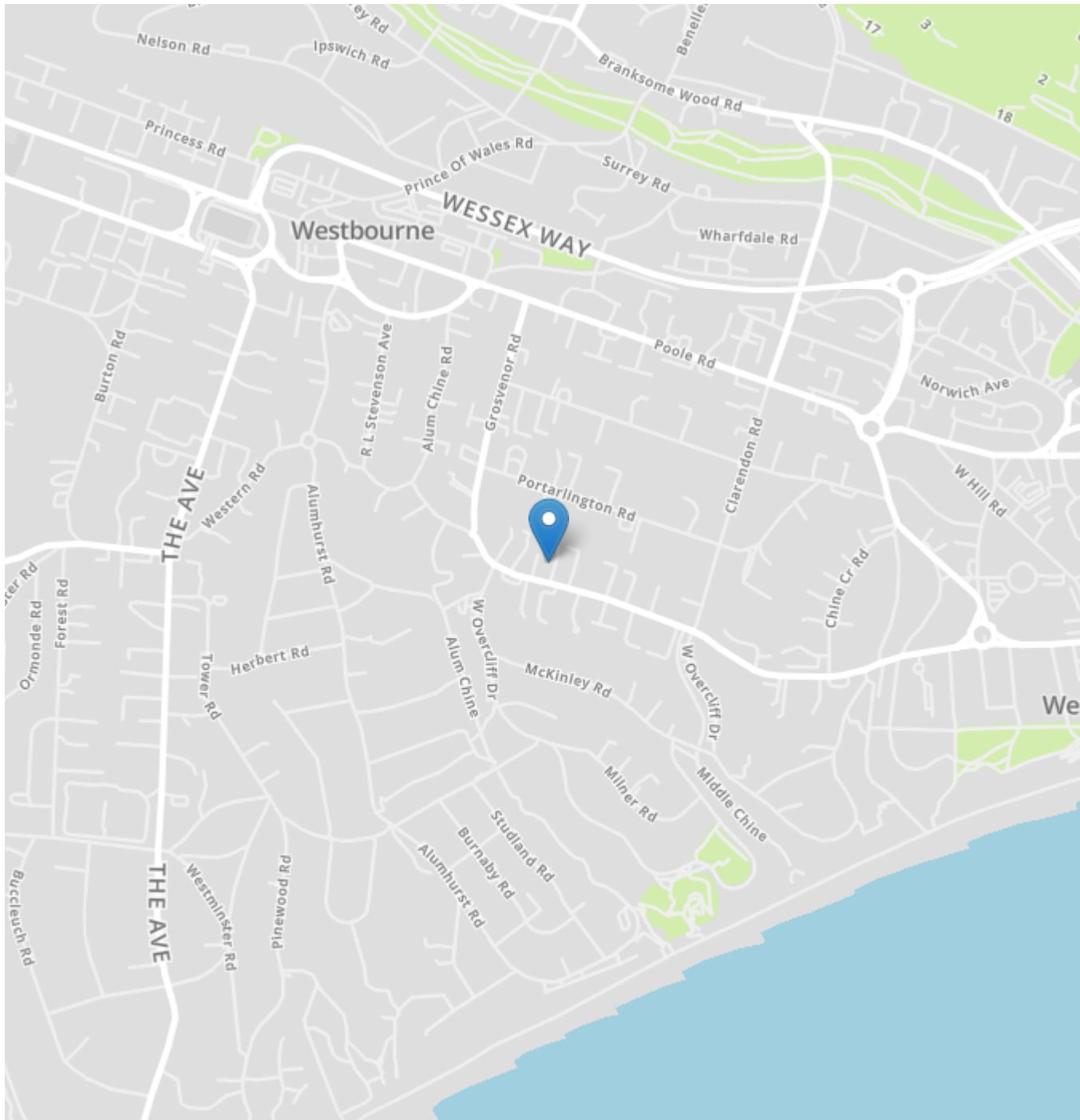
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New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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