

Farrington

54 West Cliff Road, Bournemouth BH4 8BE

Guide Price £535,000 Share of Freehold

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## Property Summary

An incredibly spacious and beautifully presented three-bedroom apartment with a South facing balcony that overlooks the award-winning gardens of this exclusive development. The property has been significantly improved over recent years with the introduction of a contemporary fitted kitchen, two luxurious bathrooms and the apartment has also been completely replastered and rewired. If you are looking for a spacious home with an exacting level of finish, a quiet yet highly convenient location and a wonderfully private positioning, this could be the ideal property for you – it's certainly a favourite of ours..!

## Key Features

- Large entrance hallway with two storage cupboards
- Generous living room open to a dining room
- Contemporary fitted kitchen with quality appliances
- Principal bedroom with fitted wardrobes and ensuite shower room
- Two further large double bedrooms both with fitted wardrobes
- Modern bathroom
- South facing private balcony overlooking the gardens
- Garage with electrically operated up-and-over door
- Award-winning communal gardens
- First class level of finish throughout







## About the Property

As soon as you enter this stunning apartment you are welcomed with an immediate feeling of space and light. The entrance hallway extends some 30ft and leads to the large living room which is flooded with light from sliding doors that open to the South facing balcony. The living room also has a secondary large window with a beautiful outlook over the treetops of Middle Chine. The dining room is part open plan to the living room, which creates an impressive space for entertaining and is sensibly located next to the kitchen.

As can be seen from the photographs, the contemporary kitchen has a superb design that allows for comprehensive storage and work surfaces. With top end appliances that include a double oven and steam drying dishwasher, every modern convenience has been considered making the kitchen a joy to work in.

The principal bedroom has quality fitted wardrobes and there is a modern ensuite with a large double shower. Leading from the ensuite shower there is also an incredibly large storage cupboard which is ideal for linen and towels. The two further bedrooms are large doubles, and both have quality fitted wardrobes and the bedrooms are serviced by a modern bathroom with luxury sanity wear.

The balcony has been completely refurbished with new hardwood rails and tiling and there is also an electric awning with remote control and wind box safety system and there is a high degree of privacy. The balcony overlooks the award-winning communal gardens which must be seen to be believed. The gardens truly make you feel as though you've wandered into a stately home..! The development is well set back from the road and is wonderfully quiet and a private garage with an electric door is located to the front of the development.

The infrastructure of the apartment has also enjoyed full refurbishment with a new heating system, radiators and pipework, new electrics, replastered interior and oak internal doors. In our opinion, the property is simply faultless..!

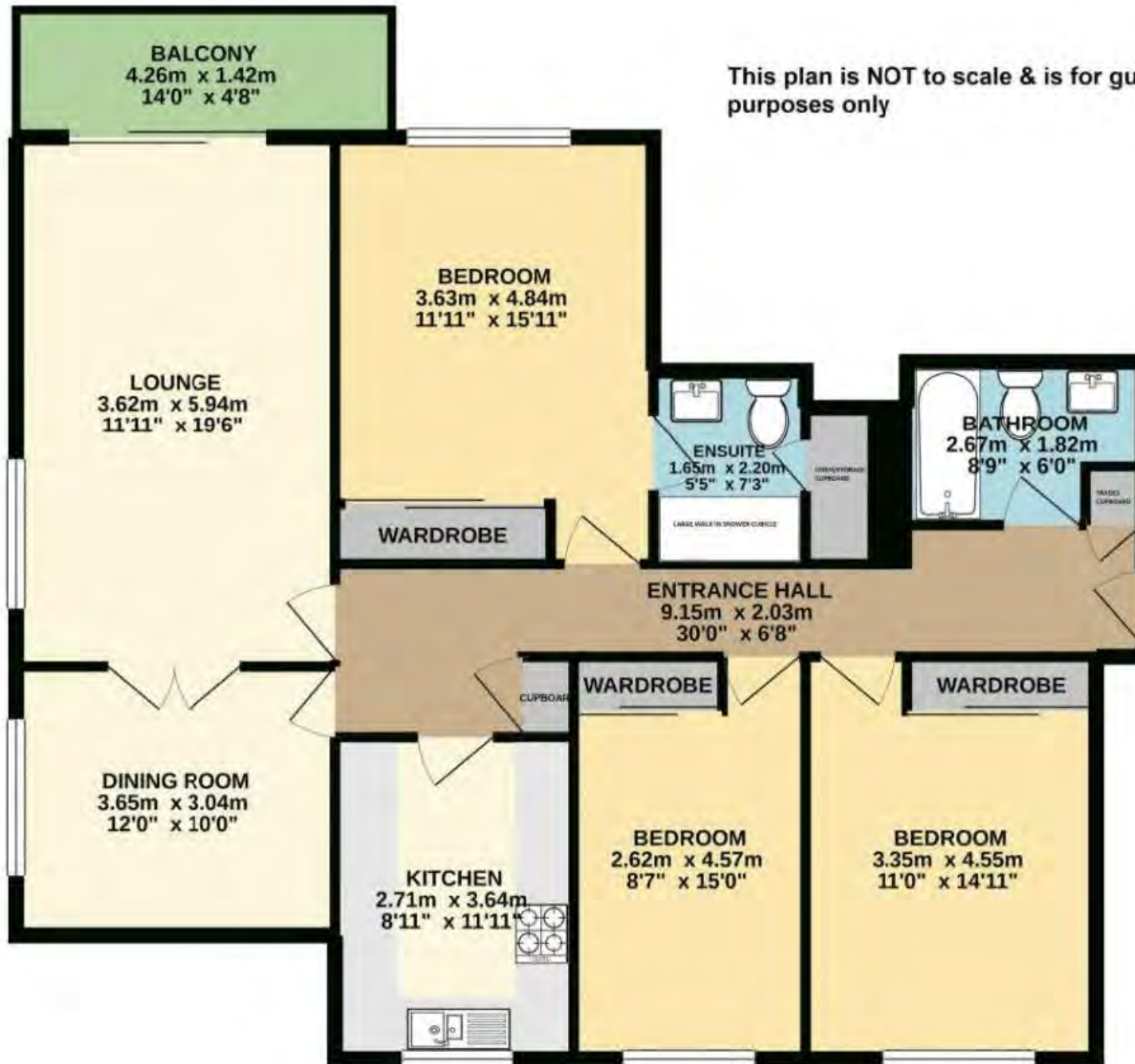
Tenure: Share of Freehold

Service Charge: £1,603.84 payable per half year (£3,207.68 per annum).

Notes: To enhance the unique nature of Farrington the development is reserved exclusively for residents therefore letting and pets are not allowed.

Local Authority: BCP Council

Council Tax: E



This plan is NOT to scale & is for guidance purposes only









### About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

### About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(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



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#### Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

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