

Energy Efficiency Rating		
Current	Potential	
69	71	
England, Scotland & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92+)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Mlade Snappy 360.





Location

Nestled in one of the most sought after locations along the stunning coastline, Tower Court in West Cliff Road offers unparalleled views, tranquility, and convenience, making it one of Bournemouth's most popular locations for an array of purchasers.

The property is set in a highly desirable area, West Cliff Road which in turn offers easy access to local amenities, schools, and excellent transport links.

The property also benefits from being within close proximity to vibrant cafes, boutique shops, and renowned dining options.

The Property

Everett Homes are delighted to offer for sale this impressive ninth floor apartment offering breathtaking panoramic sea views and direct pedestrian access from the communal gardens to the clifftop and beach and benefits from being situated within this prime position,

The apartment boasts two spacious bedrooms, generous storage options throughout the flat, a light filled Living/Dining Room with large windows framing the spectacular sea views, a kitchen equipped with contemporary fittings and ample workspace and a modern bathroom and a separate WC.

Situated on the 9th floor, the flat benefits from lift access, making it easily accessible. Two parking permits are included, with additional parking options available to visitors

Dining Area

3.95m x 1.53m (13' 0" x 5' 0")

Living Room

4.48m x 3.59m (14' 8" x 11' 9")

Kitchen

3.45m x 2.3m (11' 4" x 7' 7")

Bedroom 1

3.07m x 3.3m (10' 1" x 10' 10")

Bedroom 2

2.62m x 2.14m (8' 7" x 7' 0")

Bathroom

1.5m x 2.36m (4' 11" x 7' 9")

Additional Information

Tenure: Share Of Freehold
Lease Length - TBC
Service Charge: £3500 per annum
Ground Rent: TBC
EPC Rating: C (69)
Council Tax Band: C



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

