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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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Flat 9, 85 West Cliff Mews, St Michaels Road, Bournemouth BH2 5DR

£375,000

The Property

Brown and Kay are pleased to market this two bedroom mews home situated in a private gated cul-de-sac just yards from cliff top walks and moments to Bournemouth town centre. This attractive, tucked away property affords generous and well arranged accommodation with a large open plan lounge/dining room, well fitted kitchen, two bedrooms, an en-suite shower room and principal bathroom. Furthermore, there is a private terrace to enjoy to the rear plus the added advantage of a garage with electric up and over door, and with no onward chain this would make an excellent property choice for a main home, buy to let investment or lock up and leave holiday home.

West Cliff Mews occupies a super position ideally positioned to take advantage of all the area has to offer. Within strolling distance are miles upon miles of impressive sandy beaches with scenic promenade stretching to famous Sandbanks in one direction, and trendy Southbourne in the opposite direction. The bustling town of Bournemouth boasts a wide and varied range of shopping and leisure pursuits and a diverse range of restaurants and in the opposite direction you will find Westbourne which has a more laid back vibe and offers an eclectic mix of cafe bars, eateries and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well catered for with bus services operating to surrounding areas and main line train station at Bournemouth.

AGENTS NOTE - HOLIDAY LETS & LONG TERM LETS

Holiday lets are not permitted, however, long term lets are permitted.

ENTRANCE HALL

Radiator, storage cupboard.

OPEN PLAN LOUNGE/DINING ROOM

21' 5" x 18' 2" (6.53m x 5.54m) maximum measurements. Double glazed window to the front aspect, radiator, electric log effect fire with brick effect hearth, double glazed door to private patio, two rear windows, side window..

KITCHEN

9' 1" x 7' 7" (2.77m x 2.31m) Fitted with a range of units comprising inset sink with drainer, work surface with drawers under, space and plumbing for washing machine, integrated washer/dryer, range of wall units with glazed display, inset four ring gas hob and matching double oven, double glazed window to the side aspect.

FIRST FLOOR LANDING

Double opening cupboard housing tank and boiler, Velux style window.

BEDROOM ONE

14' 1" x 12' 1" (4.29m x 3.68m) Double glazed window to the front aspect, radiator, two double opening wardrobes with hanging and shelving space, centre single wardrobe with drawer.

EN-SUITE

6' 1" x 5' 4" (1.85m x 1.63m) Double glazed window to the rear aspect, suite comprising corner shower cubicle with wall mounted shower, low level w.c. and wash hand basin with vanity unit under, heated towel rail, radiator, tiled walls.

BEDROOM TWO

9' 1" x 8' 9" (2.77m x 2.67m) Double glazed window to the side aspect, radiator, double wardrobe, wash hand basin.

BATHROOM

7' 9" max x 5' 6" (2.36m x 1.68m) Suite comprising panelled bath with mixer taps, wash hand basin with vanity unit under, low level w.c. Double glazed window to the rear aspect, heated towel rail, tiled walls and floor.

OUTSIDE - FRONT COMMUNAL GARDENS

To the front of the property are communal gardens with well stocked shrubs, pathway leads to the front of the property.

PRIVATE PATIO

23' 0" x 11' 9" (7.01m x 3.58m) Ideal for outside enjoyment, raised dwarf walling.

GARAGE

18' 4" x 8' 3" (5.59m x 2.51m) Electric up and over door, power and lighting.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 25th December 1984
Maintenance - £800 per annum including buildings insurance

COUNCIL TAX - BAND C