



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	64	
(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**

Floor area 83.7 sq.m. (901 sq.ft.) approx



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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## Flat 56 Admirals Walk, West Cliff Road, WEST CLIFF BH2 5HG

£340,000

### The Property

Admirals Walk, an iconic development, was originally constructed in 1964 and occupies a fantastic location on the cliff top edge with this particular apartment boasting impressive, south-westerly sea views. This prestigious development has a 24 hour Concierge service together with a sizeable entrance foyer and sits in well tended, manicured gardens. The apartment itself affords beautifully appointed and well proportioned accommodation, further enhanced by a contemporary, integrated kitchen and a stylish bath/shower room with the addition of a separate w.c. With its outstanding views, glass surround balcony to soak up the afternoon sun/sunsets, and no onward chain this is an opportunity not to be missed.

Enjoying an unrivalled position on the highly desirable West Cliff there is much to enjoy within the surrounding location. Glorious sandy beaches with water often as smooth as glass, perfect for a relaxed paddle boarding session or a refreshing dip are moments from your door. Bournemouth town centre with its comprehensive range of shopping and leisure facilities and pretty gardens where you can enjoy the relaxed, laid back ambiance is within strolling distance. In the opposite direction, the stylish village of Westbourne with its cosmopolitan vibe and true sense of community at its heart can be enjoyed, and offers an eclectic mix of cafe bars, restaurants and boutique shops together with usual high street names such as Marks and Spencer food hall.

### AGENTS NOTE

The residents acquired the freehold and the block has undergone extensive refurbishment in recent years to include a new roof, lifts, balconies and entrances.

### ENTRANCE FOYER

With 24 hour Concierge service, seating areas and access to lifts. The subject apartment is located on the sixth floor, with just two apartments accessed off this landing area. There is the benefit of a useful secure storage cupboard on this floor ideal for outdoor furniture and beach ware etc.

### ENTRANCE HALL

On entering the apartment you are greeted with a generous hallway with multiple storage cupboards.

### LOUNGE/DINING ROOM

22' 11" x 11' 10" (6.99m x 3.61m) Sliding double glazed doors to balcony and feature full drop windows in the dining area with stunning views.

### BALCONY WITH SOUTH-WESTERLY ASPECT

Generous balcony with space for table and chairs, fantastic views towards Poole, Old Harry Rocks and The Purbecks.

### KITCHEN

10' 6" x 7' 2" (3.20m x 2.18m) Beautifully appointed kitchen equipped with a contemporary range of base and wall units with complimentary work surfaces, integrated appliances.

### BEDROOM ONE

14' 5" x 10' 4" (4.39m x 3.15m) Stunning views towards the Isle of Wight, built-in wardrobes, radiator.

### BEDROOM TWO

13' 2" x 10' 9" (4.01m x 3.28m) Stunning views towards the Isle of Wight, built-in wardrobes, radiator.

### BATH AND SHOWER ROOM

Stylish bathroom with a contemporary finish to include bath, shower cubicle and vanity unit with inset wash hand basin.

### SEPARATE W.C.

With w.c. and wash hand basin.

### SECURE UNDERGROUND PARKING

Conveyed with the apartment is a secure underground parking space together with two parking permits for surface parking.

### GROUNDS

Beautifully landscaped gardens surround the building with an abundance of mature planting and shrubbery. There is a secure gate that gives access to steps which lead directly to Durley Chine Beach.

### TENURE - SHARE OF FREEHOLD

Service Charge - Approximately £4,200 per annum

### COUNCIL TAX - BAND C