

West Cliff Palms

68 West Cliff Road, Bournemouth BH4 8BE

Guide Price £395,000 Share of Freehold





Property Summary

An immaculate top floor apartment that forms part of a small and exclusive development moments from the amenities of Westbourne and sandy beaches of Durley Chine. The property has spacious accommodation throughout and enjoys a southerly orientation that floods the property with light. With a wonderfully private balcony that enjoys far reaching tree top views, a full size ensuite bathroom to the principal bedroom and a second reception area accessed from the living room, this apartment benefits from generous room sizes, a superb positioning and convenient location.



Key Features

- Communal hallway with elevator to the top floor
- Private entrance with generous storage
- Living room opening to a large, retained balcony
- Open dining room/secondary reception room
- Kitchen/breakfast room
- Principal bedroom with ensuite bathroom and fitted wardrobes
- Second double bedroom with fitted wardrobes
- Large contemporary shower room
- Private balcony with far reaching tree top views
- Garage, visitors parking and immaculate communal gardens



About the Property

On entering the apartment, you are immediately impressed by the size of the hallway which has generous storage and doors leading to all principal rooms. The living room is flooded with light and an opening leads to a dining area. The open plan nature of these areas gives a tremendous feeling of space and sliding doors lead from the living room to a south facing balcony that enjoys a high degree of privacy.

The kitchen/breakfast room is fitted with a comprehensive range of units integrated appliances and a west-facing window has a wonderful outlook towards St Ambrose Church. The principal bedroom has a full bank of fitted wardrobes and a private ensuite with full size bath. The second bedroom is a comfortable double with fitted wardrobes and this bedroom is serviced by a large contemporary shower room.



The development sits within beautifully tended communal grounds and there is generous provision for visitors parking. The garage is positioned to the rear of the property and electric doors allow for ease of access.

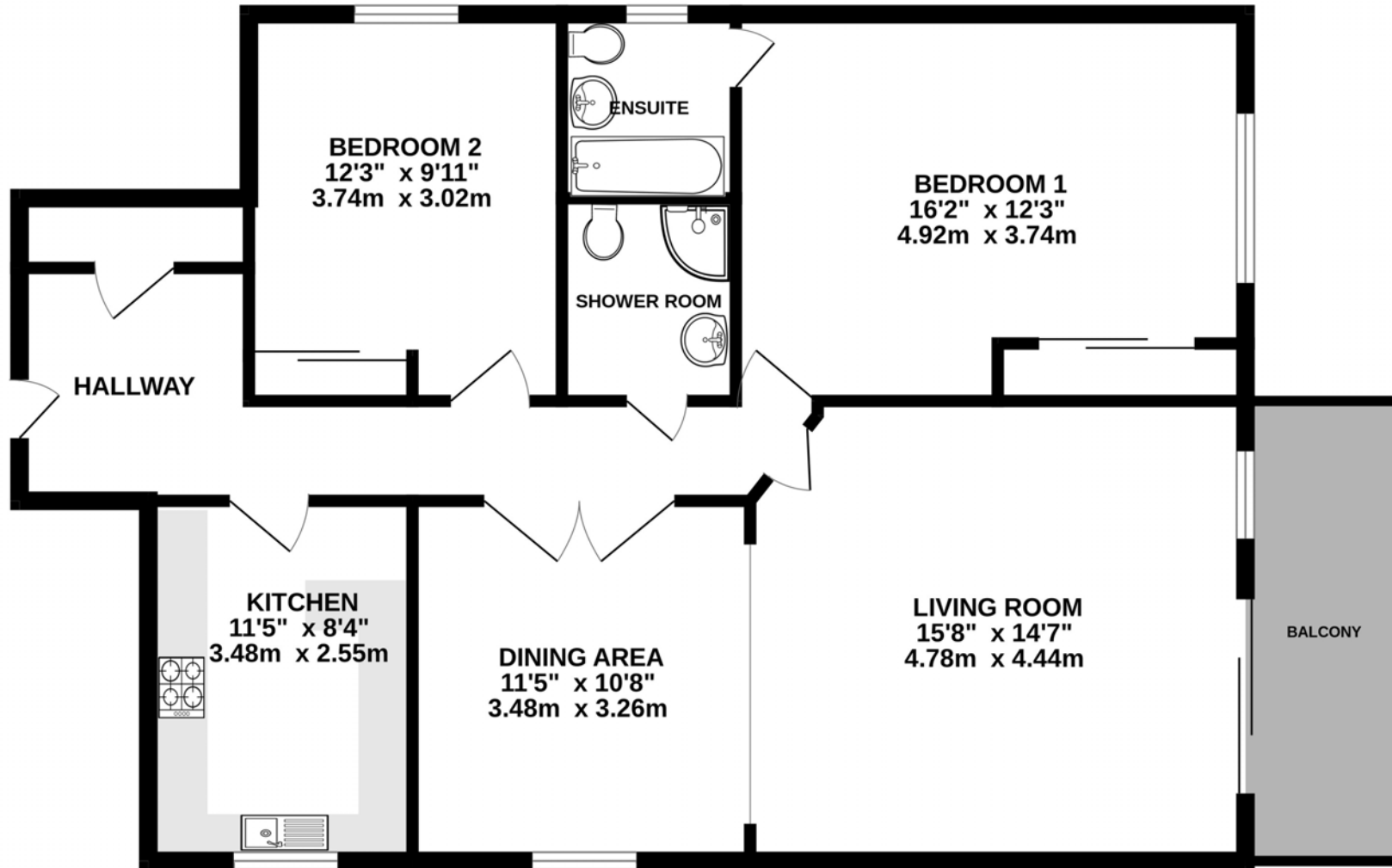
Tenure: Share of Freehold

Service Charge: Approximately £2,669 per annum

Council Tax Band: E

Notes: Holiday lets or Airbnb are not permitted

TOP FLOOR APARTMENT
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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.

Made with Metropix ©2024



About the Location

Situated in the highly prestigious location of West Cliff, located within a few minutes walk of the town centres and 7 miles of award-winning sandy beaches. The property is a short distance from Bournemouth's vibrant range of shops, theatres and restaurants. The town hosts the Russell Cotes Art Gallery & Museum and the Bournemouth Natural Science Museum. There are also excellent transport links nearby.

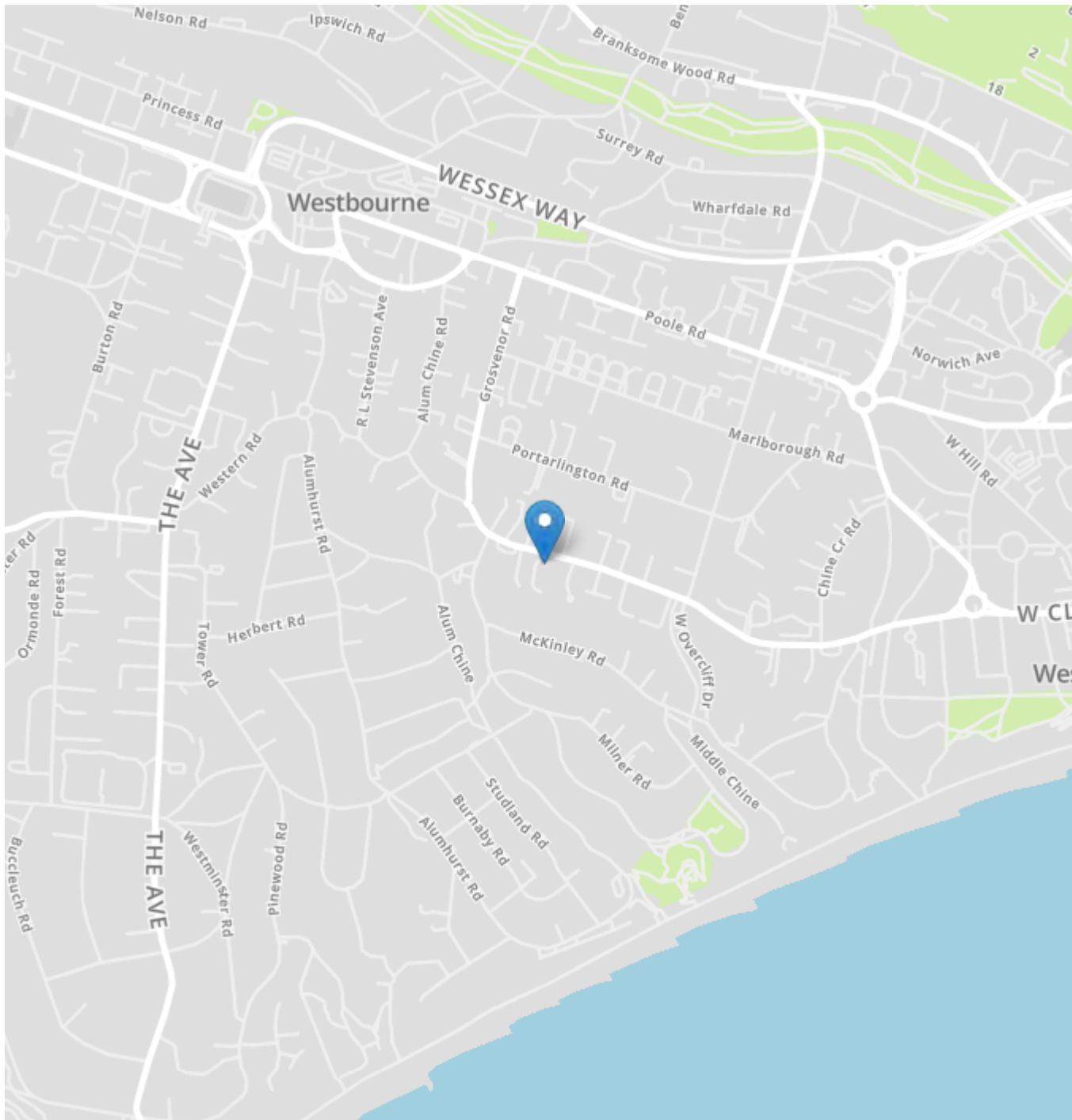



About Mays

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 25 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 nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

