

Sandbourne Court  
54-56 West Overcliff Drive, Bournemouth BH4 8AB

Guide Price £515,000





## Property Summary

An exclusive ground floor two bedroom apartment situated in a popular retirement complex in West Cliff. Offering independent living with private outside space, two bathrooms and underground parking. Offered to the market with no forward chain.



## Key Features

- Exclusive retirement development
- Minimum age of 55
- Two double bedroom ground floor apartment
- Living/dining room with dual aspect
- Two en-suites & separate WC
- Home office/study
- Fitted wardrobes to both bedrooms
- Private sunny patio with remote controlled awning
- Prime location within a a short walk to the nearby beach
- No forward chain



## About the Property

Sandbourne Court is an exclusive retirement development situated in a prime position, nearby the golden beaches and the vibrant Westbourne village. Upon entering the development is a one way driveway with access to the secure underground parking and visitor parking.

Intercom system allows access into the building with this apartment being situated on the ground floor. Upon entering, you are immediately welcomed by an open entrance hall with generous hallway storage, WC and access into the principal accommodation.

The living/dining room offers a bright, dual aspect and double doors leading onto the gardens. Immediately off the living/dining room is the study with fitted office furniture and pleasant outlook onto the greenery. The kitchen offers a range of eye and low level units with fitted appliances and breakfast bar.

There are two generous double bedrooms, both benefiting from fitted wardrobes and en-suite facilities.

There is a personal alarm system in each property and resident estate managers are on hand to provide support and help when needed.

Outside, the grounds to the development are extremely well kept. This property benefits from a private sunny patio, with remote controlled patio awning - an ideal space to relax.

There is a mini bus service which takes residents to Castlepoint once a week which is included within the service charge. A guest suite is available with kitchenette and en-suite (subject to availability and prior booking).

Tenure: Leasehold

Lease Length: 150 years from 2002

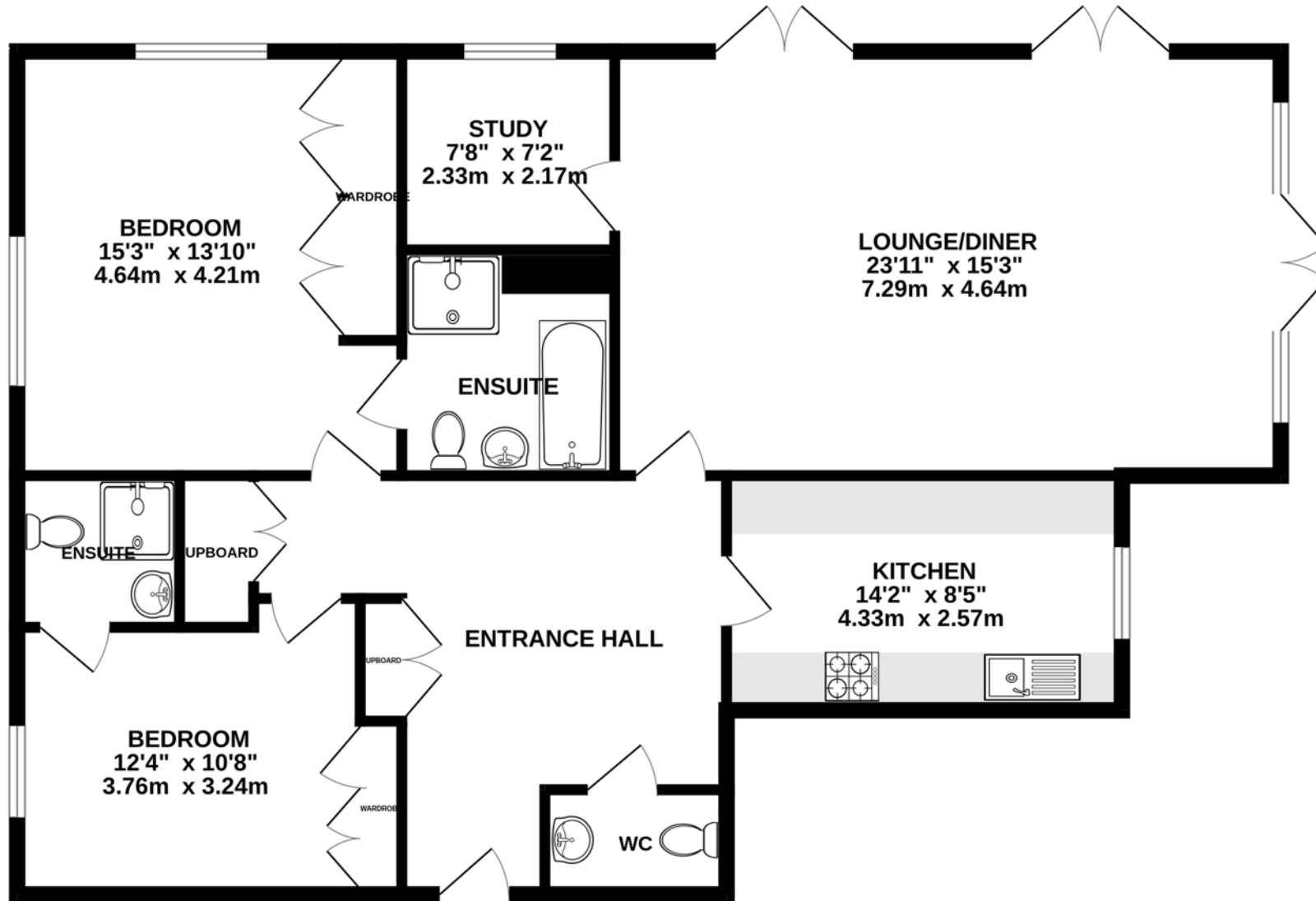
Service Charge: £8,780.00 per annum

No lettings permitted, pets are with prior written consent from the managing agents. BCP Council Tax Band G

One resident must be over the age of 55 to live in the complex.



GROUND FLOOR  
1287 sq.ft. (119.6 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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.



## About the Location

Situated in a popular residential location, within just a short walk to Westbourne Village. Westbourne hosts a range of amenities including; coffee shops, bars & restaurants, Marks & Spencers food hall and regular bus routes. The property is also within close reach to the cliff tops and moments from the beach.

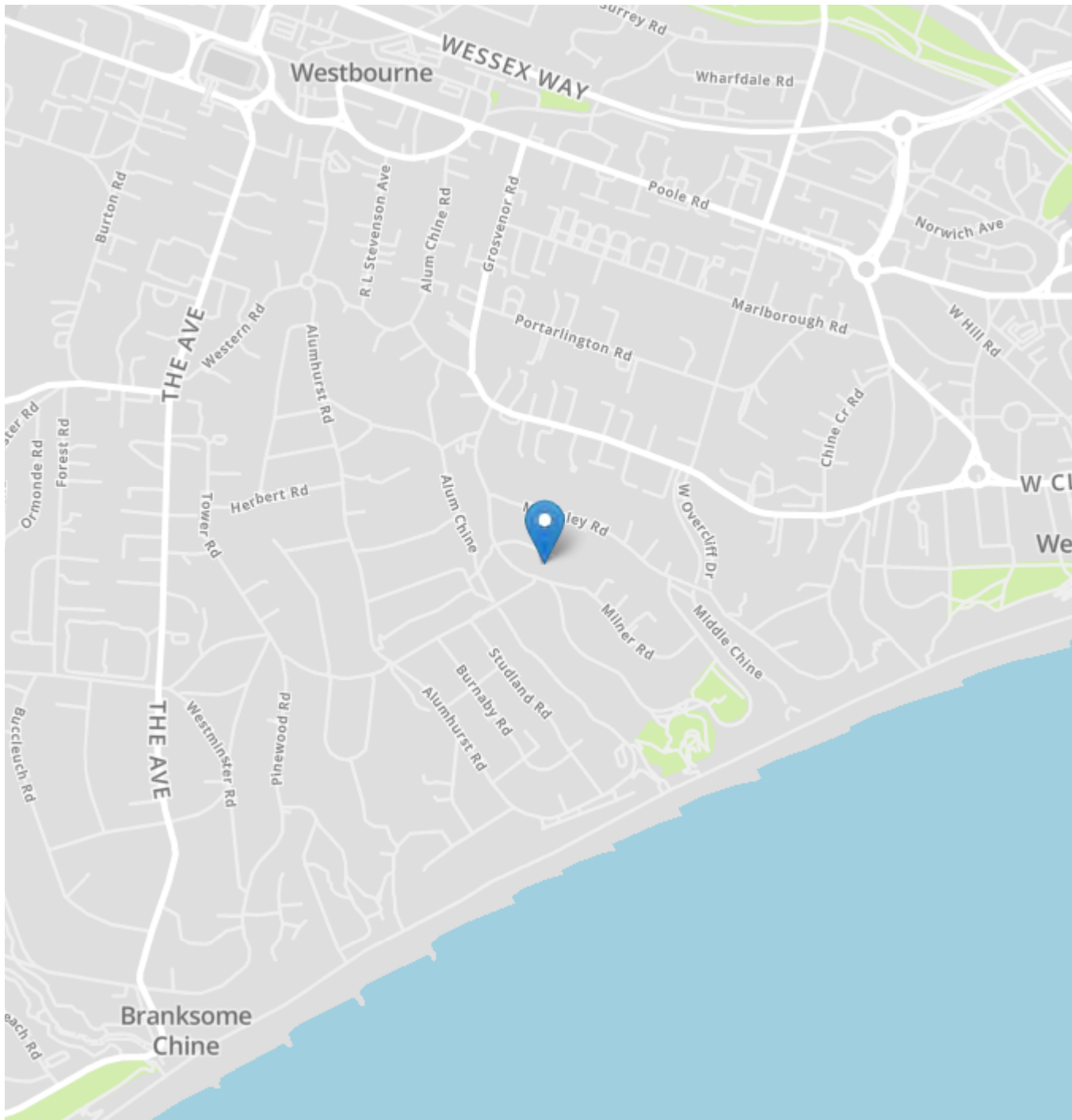



## About Mays

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(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 

### 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.

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