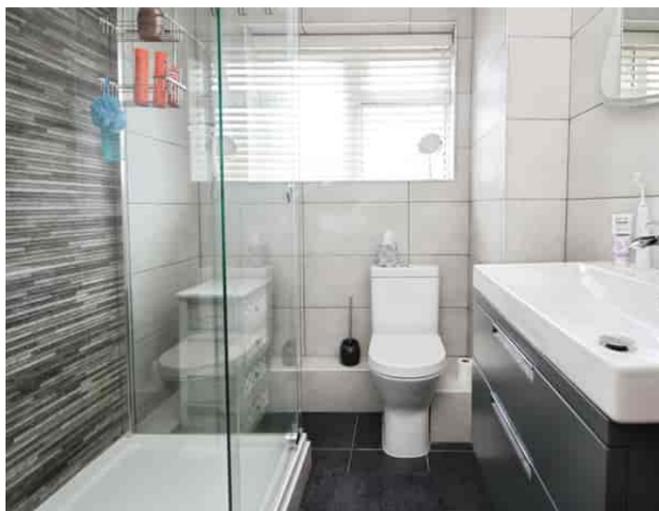




Flat 19, Mayfair, 74 West Cliff Road, WEST CLIFF, Dorset BH4 8BG

£300,000

brown & kay



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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



THE PROPERTY

This three bedroom top floor apartment is ideally positioned moments from Chine walks which meander directly to the beach. The generous and well proportioned accommodation comprises an entrance hall with storage cupboards, a living/dining room with access to the southerly facing balcony, modern kitchen, three double bedrooms, two of which benefit from built in wardrobes, shower room and additional w.c. Further benefits include a garage and share of freehold.

Mayfair occupies a super position well located within strolling distance of leafy Chine walks which take you directly to miles upon miles of impressive sandy beaches and scenic promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Westbourne village is also within walking distance and there you will find a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Bus services which operate to surrounding areas are also available as are rail stations located at both Branksome and Bournemouth.

MATERIAL INFORMATION

Tenure - Share of Freehold
 Length of Lease - 974 years remaining
 Service Charge - £522.08 per quarter
 Management Agent - Anthem Property Management
 Parking - Garage and first come first served parking
 Utilities - Mains Electricity & Mains Water
 Drainage - Mains Drainage
 Broadband - Refer to Ofcom
 Mobile Signal - Refer to Ofcom
 Council Tax - Band D
 EPC Rating - D
 Pets & Holiday Lets - Not permitted.

KEY FEATURES

- NO FORWARD CHAIN
- THREE DOUBLE BEDROOMS
- BALCONY
- GARAGE
- TOP (FOURTH) FLOOR APARTMENT WITH LIFT ACCESS
- MODERN SHOWER ROOM & ADDITIONAL WC
- MODERN KITCHEN
- LEVEL WALK TO WESTBOURNE, WALKING DISTANCE TO THE BEACH
- SHARE OF FREEHOLD
- COUNCIL TAX - BAND D



Floor Plan
 Floor area 983 sq.ft.

Garage
 Floor area 132 sq.ft.

Total floor area: 1,115 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	72
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	