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







### THE PROPERTY

A simply stunning three bedroom apartment, beautifully renovated and upgraded throughout with a tasteful and impeccably presented interior. Situated on the second (top) floor, the welcoming entrance hall features herringbone flooring and leads to a generous dual aspect living room with direct access to the balcony. The apartment boasts three exceptionally sized bedrooms, with the master bedroom and bedroom two also enjoying balcony access. A real highlight of this home is the contemporary kitchen, fully fitted with a sleek range of units, integrated appliances, complimentary work surfaces, and herringbone flooring. The property also features a luxurious shower room with on trend bistro style tiling and attractive fittings, complemented by a separate WC finished to the same exacting standard. Further benefits include the rare advantage of two garages, a share of freehold and with no onward chain this exceptional home must be viewed to be fully appreciated.

The property enjoys a fantastic spot on the sought after West Cliff ideally positioned to take advantage of all the area has to offer. Just a short stroll away, scenic pathways lead directly onto golden sandy beaches, with a beautiful promenade stretching towards Bournemouth in one direction and the famous Sandbanks in the other. Head the opposite way and you will find yourself in the heart of Westbourne, a vibrant village known for its wide variety of independent shops, stylish café bars, and diverse restaurants as well as the usual high street names such as Marks and Spencer food hall. With transport links in mind, there are numerous bus services operating to surrounding areas as well as train stations located at both Branksome and Bournemouth with links to London Waterloo.

### MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - 999 years from September 2007
- Service Charge - £2,400 per annum
- Management Agent - Bonita One
- Pets & Holiday Lets - To be confirmed
- Parking - Two Garages
- Utilities - Mains Gas, Electricity & Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band D
- EPC Rating - D

### KEY FEATURES

- NO FORWARD CHAIN
- SOUGHT AFTER LOCATION
- SECOND FLOOR (STAIR ACCESS)
- BEAUTIFULLY RENOVATED
- CONTEMPORARY KITCHEN
- TWO BALCONIES
- THREE DOUBLE BEDROOMS
- TWO GARAGES
- STYLISH SHOWER ROOM AND SEPARATE W.C.
- ATTRACTIVE FLOORING



Total floor area: 1,120 sq.ft.

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