



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Flat 27, Avon House 16a West Cliff Road, WEST CLIFF BH2 5EZ

£400,000

The Property

Brown and Kay are delighted to market this beautifully presented two bedroom apartment located on the highly sought after West Cliff, moments from the beach. Occupying an 8th floor position, magnificent sea views over The Needles, Bournemouth Bay and on towards the Purbeck Hills can be enjoyed from the 22' southerly aspect balcony, which is fully enclosed to allow enjoyment all year round, as well as views from the lounge/dining room and bedroom one. The apartment itself affords generous and well proportioned accommodation with features to include a triple aspect lounge/dining room with bifold doors, well equipped kitchen with Bosch appliances, two good size bedrooms, shower room and separate w.c. Furthermore, there is secure underground parking and storage, a share of the freehold and together with no forward chain this would make a wonderful holiday home or main home alike - there is also the option for most of the furniture to be included if required.

Avon House occupies a delightful spot on the sought after West Cliff with private residents footpath and secure gate to the cliff top. Enjoy miles upon miles of impressive golden sandy beaches moments from your apartment with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The development is conveniently located on a bus route and well positioned to take advantage of all the area has to offer, take a leisurely walk in to Bournemouth with its great shopping and manicured gardens, and for a more relaxed vibe, Westbourne Village is also a comfortable distance away and there you can enjoy an eclectic mix of cafe bars, restaurants and independent shops together with the usual high street names such as Marks and Spencer food hall. Bournemouth train station with links to London Waterloo is readily available.

AGENTS NOTE - UPGRADES

Our client has advised the following:- New carpets fitted in communal areas in 2023; Roof replaced in 2023; Garage door replaced in 2023; Pointing on brickwork finalised in 2022.

COMMUNAL ENTRANCE HALL

Stairs or lift serving all floors, the subject apartment is situated on the 8th floor.

RECEPTION HALL

24' 9" x 6' 0" (7.54m x 1.83m) maximum measurements. Storage cupboard, double opening cupboard with shelving and water tank, electric radiator. Please note there is potential to convert one of the storage cupboards into a shower room as others in the block have already carried out (alteration consent would be required).

CLOAKROOM

Suite comprising wash hand basin inset in to vanity unit with cupboard below, inset w.c. Tiled walls and flooring.

LOUNGE AREA

Lounge Area - 20' 5" x 14' 2" (6.22m x 4.32m) into bay. Featuring bifold doors onto enclosed balcony, full drop double glazed box bay window with stunning sea views, electric radiator.

DINING AREA / (BEDROOM THREE)

10' 11" x 9' 3" (3.33m x 2.82m) Double glazed window to the front with pleasant outlook, electric radiator. Potential to change this to a third bedroom, as others have carried out in the block.

ENCLOSED BALCONY

22' 0" x 4' 6" (6.71m x 1.37m) Simply breath-taking sea views, the most wonderful spot to while away your leisure time, sliding windows and fitted storage cupboards, recently tiled floor.

KITCHEN

11' 9" x 7' 10" (3.58m x 2.39m) Extensive range of wall and base units with work surfaces over, inset Bosch electric hob, unit housing Bosch oven with microwave over, inset Bosch dishwasher, washing machine and fridge/freezer to remain.

BEDROOM ONE

15' 9" x 10' 6" (4.80m x 3.20m) Double glazed window with splendid views of Bournemouth Bay, range of built-in wardrobes including triple robe with bedside cabinets and up and over storage, further wardrobe.

BEDROOM TWO

14' 2" x 9' 8" (4.32m x 2.95m) Double glazed window to the front aspect, range of built-in wardrobes including triple robe with hanging and shelving, up and over storage, matching bedside cabinets.

SHOWER ROOM

8' 4" x 6' 0" (2.54m x 1.83m) Double glazed window to the side aspect, suite comprising oversize shower cubicle with wall mounted hand held shower and 'rainfall' shower over, wash hand basin inset in to vanity unit, and low level w.c. Heated towel rail, tiled walls and flooring.

COMMUNAL GROUNDS & VISITOR PARKING

Avon House sits in beautifully tended landscaped grounds with residents BBQ area and seating, a private footpath with secure gate gives access to the cliff top. Visitor parking is available.

SECURE UNDERGROUND PARKING

With CCTV, a car washing bay is available for residents, together with a storage area. SECURE STORAGE AREA - 11' 0" x 9' 0" (3.35m x 2.74m) Large residents storage area with fitted CCTV and security entry system, ideal for bicycles.

TENURE - SHARE OF FREEHOLD

Length of Lease - Approximately 948 years remaining
Maintenance - £1,589 per 6 months (£3,178.00 per annum) which includes Water and Sewage rates, Building Insurance, Window Cleaning and all Communal Maintenance including the lift.

COUNCIL TAX - BAND E