



Total Area: 85.5 m<sup>2</sup> ... 920 ft<sup>2</sup> (excluding terrace, garage)  
 All measurements are approximate and for display purposes only

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**LINKHOMES**  
 ESTATE AGENTS



**Flat 8 Wilton Place, West Cliff Road, Bournemouth, Dorset, BH4 8BE**  
**Guide Price £300,000**

**\*\* NO FORWARD CHAIN \*\* STUNNING TREE-LINED VIEWS FROM THE SOUTHERLY-FACING ENCLOSED BALCONY \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom, second floor apartment located in the sought-after West Cliff location. Benefitting from an array of standout features including two double bedrooms both offering fitted wardrobes, a good-sized bright and airy living room, a separate kitchen with space for appliances, two three-piece bathroom suites, a single garage and a large Southerly-facing balcony. This is a must view to appreciate the accommodation and location on offer!

Westbourne is within a flat level walk and has a wide range of attractions such as restaurants, bars, cafes, M&S, the Post Office, pubs, the much loved Westbourne Arcade and many other convenient attractions. Bournemouth offers all of what Westbourne does and more including nightclubs, retail shops, the much desired Bournemouth Gardens and of course the seven miles long of award winning sandy beaches. The Bournemouth Wessex Way is very near by and gives direct access to the M27 motorway with London roughly just 1 hour 30 minutes commute. There are also main line train routes from Bournemouth railway station to London Waterloo.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Second Floor

### Entrance Hallway

Coved ceiling, ceiling light, smoke alarm, entry phone system, radiator, internet point, power points, storage cupboard with the water cylinder enclosed, additional storage cupboard with a hanging rail and the consumer unit and carpeted flooring.

### Living Room

Coved ceiling, ceiling light, wall lights, two radiators, UPVC double glazed window to the rear aspect, UPVC double glazed single door to the side aspect opening onto the balcony, television point, thermostat and carpeted flooring.

### Kitchen

Ceiling lights, wall and base fitted units, stainless steel sink with two drainers, space for a washing machine, space for a low-level fridge, space for a low-level freezer, freestanding four-point gas hob with under oven, tiled splash back, a boiler, tiled walls and tiled flooring.

### Bedroom One

Coved ceiling, ceiling light, UPVC double glazed sliding doors to the rear aspect opening onto the balcony, radiator, power points, bespoke fitted wardrobes, bespoke fitted drawers and carpeted flooring.

### Bedroom Two

Coved ceiling, ceiling light UPVC double glazed window to the rear aspect, radiator, power points, bespoke fitted wardrobe and carpeted flooring.

### Bathroom

Ceiling light, extractor fan, enclosed single shower with glass shower doors, wall mounted toilet, wall mounted sink, wall mounted storage, wall mounted mirror with light, heated towel rail, tiled walls and tiled flooring.

### Additional Bathroom

Ceiling light, extractor fan, double enclosed shower with glass shower screen, wall mounted sink with storage, wall mounted toilet, wall mounted mirror with light, tiled walls, heated towel rail and tiled flooring.

## Outside

### Terrace

South facing, wall lights, metal balustrades with glass panels, dual aspect to the side and rear, UPVC double glazed windows and frosted windows to the rear aspect.



### Garage

Up and over door in a block with a flat roof.

### Communal Gardens

Partially laid to lawn, surrounding shrubbery and surrounding walls.

### Parking

Residents are permitted to park their car in their garage, visitor spaces are at the front of the property.

## Agents Notes

### Useful Information

Tenure: Share of Freehold

Lease Length: 999 years from 2004

Ground Rent: Peppercorn

Service Charge: £1,400 per annum, this includes: buildings insurance, lift insurance, maintenance, Garden maintenance, window cleaning, electricity for communal areas, water and sewage.

Managing Agents: Wilton Place Freehold Limited

Rentals are not permitted.

Holiday lets are not permitted.

Pets are not permitted.

EPC: C

Council Tax Band: D - Approximately £2,147.75 per annum.

Lift access in the property.

### Stamp Duty

First Time Buyer: £0

Moving Home: £2,250

Additional Property: £17,500