

West Overcliff Drive Bournemouth. BH4 8AB



Tastefully designed two bedroom ground floor apartment in popular retirement complex within close access to the Alum Chine and the award winning beaches.

Guide Price: £525,000 Leasehold







Situation & Description

This individual and stylish apartment has been completely upgraded throughout by the current owners and is 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, M&S food hall and regular bus routes. The property is also within close reach to the cliff tops and moments from the beach.

Upon entrance is an exquisite entrance hall with well insulated atrium and high level windows creating an abundance of light with glass doors leading onto the principal accommodation. The living/dining room has a floor to ceiling window allowing sunshine to flood through with electric fireplace as the main focal point. The kitchen has been beautifully designed, with larder cupboard and a range of eye and low-level cupboards, integrated 'Bosch' appliances including dishwasher, washing machine, fridge/freezer, electric oven with microwave above and four ring electric hob.

There are two double bedrooms, both benefiting from en-suite shower rooms and a generous amount of fitted wardrobes. All main windows are fitted with stylish shutters, secondary glazing has been installed to the lounge and bedroom windows and there is underfloor heating throughout the whole property and further storage cupboards off the entrance hall.

Outside:

The property benefits from a South facing patio at the front aspect and allocated underground parking space.

Please note, this is a retirement complex and there is an age restriction of 55+.

Tenure: Leasehold

Lease Term: 150 years from 2002

Service Charges: £1,872 per quarter which includes water and sewage, buildings insurance, window cleaning, general repair and maintenance for the development.

No lettings allowed

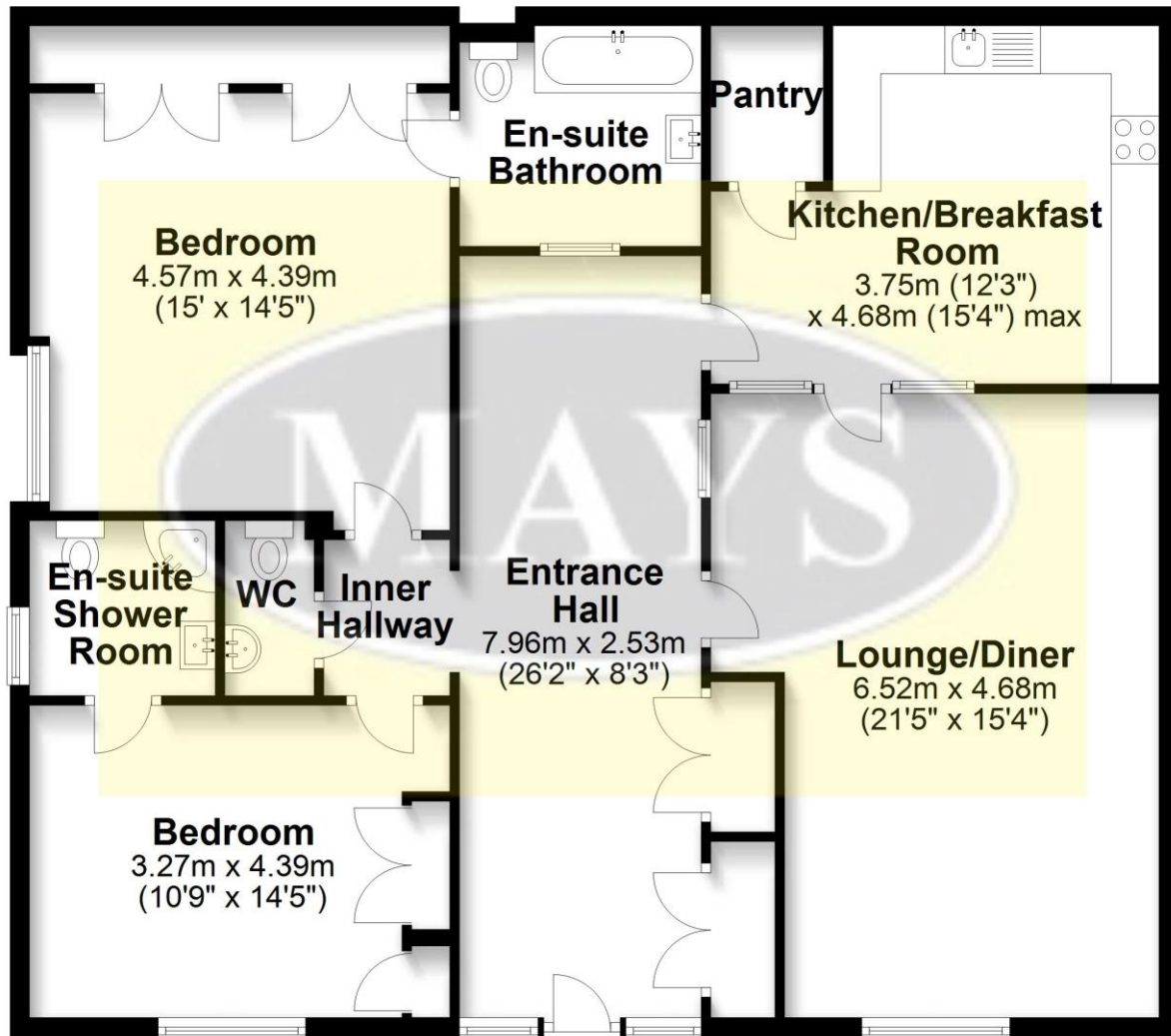
Pets: With permission of the managing agents

Features:

- Luxurious ground floor apartment
- Two double bedrooms
- Two bathrooms
- Living/dining room
- Kitchen/breakfast room with integrated 'Bosch' appliances
- Magnificent entrance hall with high level windows
- South facing terrace
- Minibus service
- Estate Manager
- 24hr alarm system
- Guest suite in the main building
- Viewings highly recommended

Ground Floor

Approx. 121.8 sq. metres (1311.3 sq. feet)



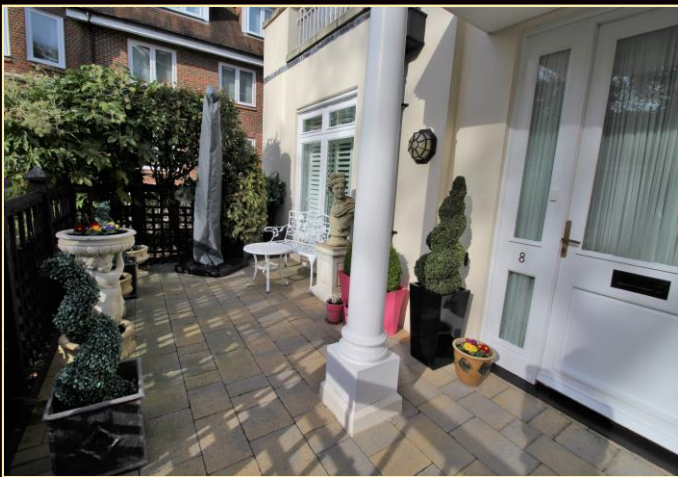
Total area: approx. 121.8 sq. metres (1311.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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