

01202 677444

info@anthonydavid.co.uk

www.anthonydavid.co.uk



ANTHONY
DAVID & CO

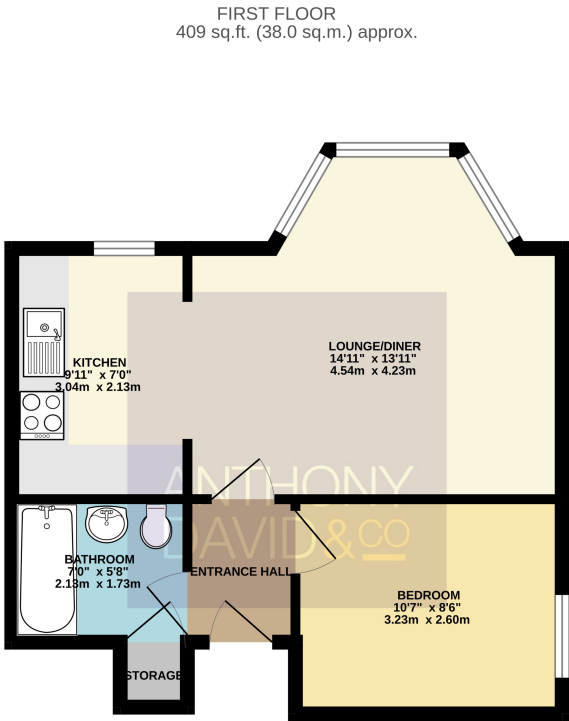


5, AQUARIUS, 95 ST MICHAELS ROAD, WEST CLIFF BH2 5DS £170,000 LEASEHOLD

- NO FORWARD CHAIN
- FITTED KITCHEN
- IDEAL BUY TO LET
- FIRST FLOOR APARTMENT

- ONE DOUBLE BEDROOM
- LOUNGE WITH BAY WINDOW
- CIRCA 150M TO THE BEACH
- BRIGHT AND SPACIOUS APARTMENT
- ELECTRIC HEATING

**** NO FORWARD CHAIN **** A bright and spacious one double bedroom first floor apartment ideally situated on this cliff top location in West Cliff a short stroll to Bournemouth's blue flag sandy bathing beaches. The town centre with its central transport links and array of shopping and entertainment facilities are also within walking distance. The property presents an ideal buy to let opportunity and viewing is a must to appreciate its fantastic location. The accommodation on offer comprises: 14' lounge/diner, fitted kitchen, double bedroom and bathroom. Further features include: electric heating, on street parking and UPVC double glazing. **PETS ALLOWED WITH PERMISSION**



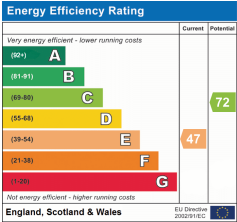
TOTAL FLOOR AREA : 409 sq.ft. (38.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 62025



Room Measurements

- Entrance Hall
Doors to
- Lounge/Diner
14' 11" x 13' 11" (4.55m x 4.24m)
- Kitchen
9' 11" x 7' 0" (3.02m x 2.13m)
- Bedroom
10' 7" x 8' 6" (3.23m x 2.59m)
- Bathroom
7' 0" x 5' 8" (2.13m x 1.73m)

- Leasehold
105 years remaining
- Ground Rent
£200 per annum
- Service Charge
£800 per annum
- Council Tax
Band A



Anthony David and Co, 126 Fernside Road, Poole, Dorset, BH15 2ER
T: 01202 677444 E: info@anthonydavid.co.uk W: www.anthonydavid.co.uk