



**West Cliff Road  
West Cliff, Bournemouth, Dorset**

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An immaculately presented two double bedroom ground floor, modern apartment located in the prestigious West Cliff location within easy reach of Bournemouth Town Centre and only moments from the award winning sandy beaches and seafront. The property has been superbly maintained by the current owners whilst benefitting from two bath/shower rooms, impressive open plan kitchen/living room and private terrace/outdoor seating area along with secure underground parking.

The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a well maintained communal hallway leading to the entrance of the apartment. On entering the property a hallway, with useful utility storage cupboard, leads into a spacious, open plan kitchen/living room which provides direct access onto a private terrace area. The kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and selection of kitchen appliances. The property's two bedrooms are both double in size with the master bedroom benefitting from fitted wardrobes and a luxury en suite shower room. Completing the accommodation is a further, modern family bathroom comprising a WC, wash hand basin and bath with shower over.

The development is situated within superbly maintained communal grounds whilst the property is conveyed with a secure underground parking space.

Leasehold - 146 years remaining on the lease

Service Charge - £2000.00 per annum includes all ground maintenance and repairs, cleaning for communal areas and the car park

Ground Rent - £297.00 per annum

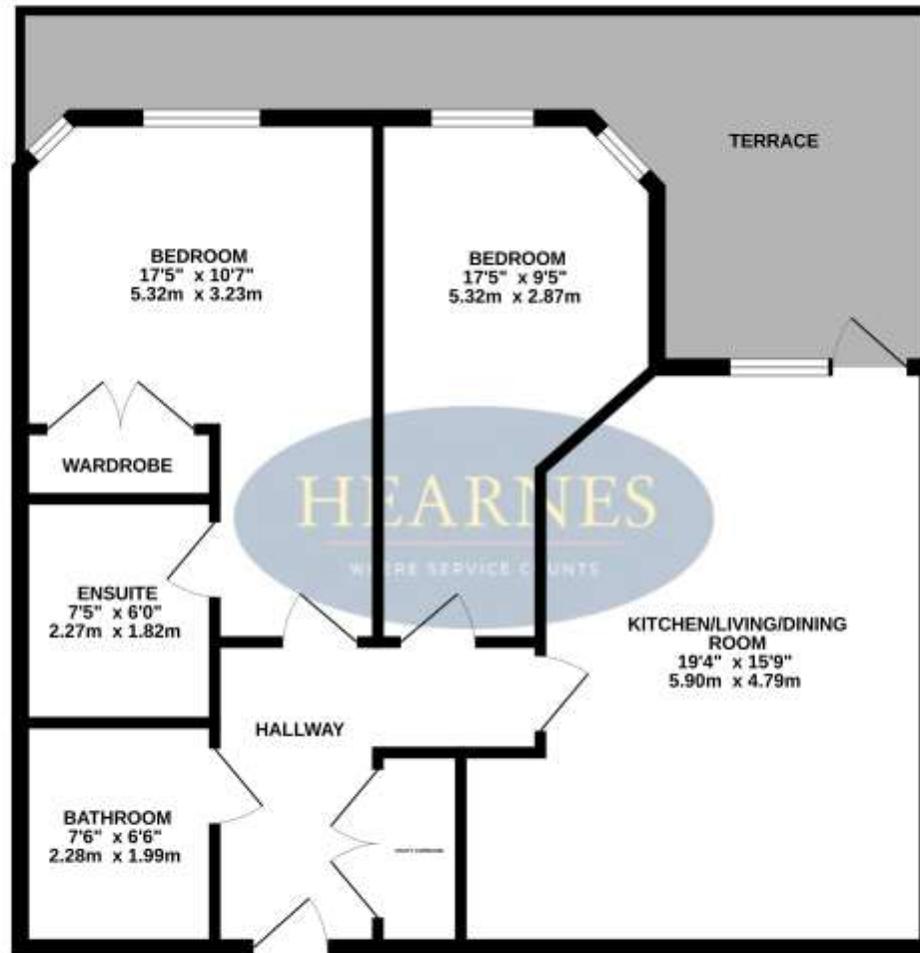
**EPC RATING: C**

**COUNCIL TAX BAND:C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnest Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

