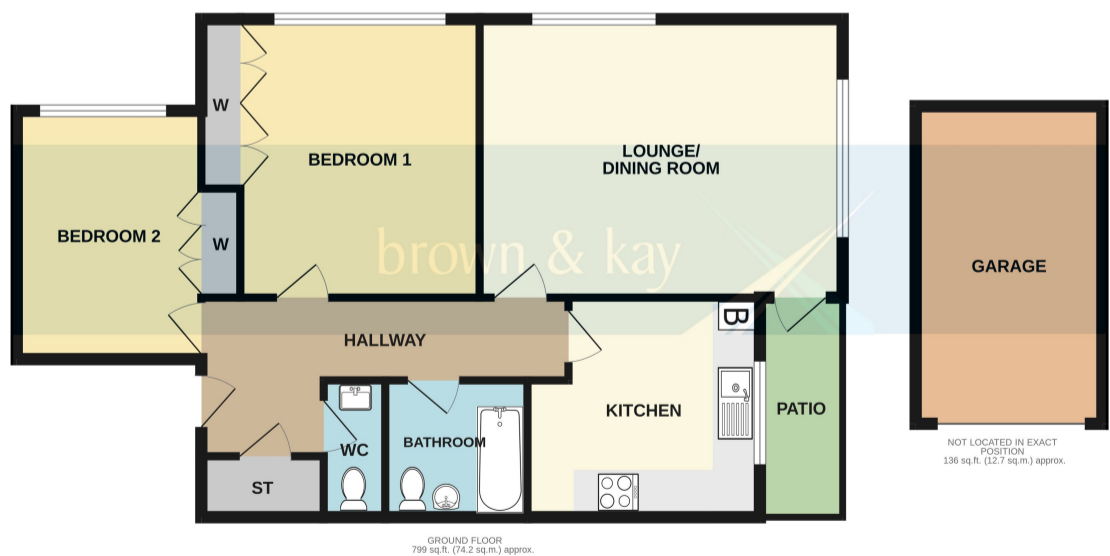




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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.
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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 1, Cheriton 47 West Cliff Road, WEST CLIFF, Dorset BH4 8AZ

£175,000

The Property

Offered for sale with no forward chain, this two bedroom ground floor apartment is ideally positioned moments from Chine walks which meander directly to the beach. The property is now in need of modernisation and is being sold with 44 years remaining on the lease (our client will not be investigating the cost of extending the lease, sold as seen). The generous and well proportioned accommodation comprises an entrance hall with storage cupboards, a living/dining room with access to the southerly facing balcony, kitchen, two bedrooms, bathroom and separate w.c., and there is the added benefit of a garage conveyed with the home.

Cheriton Court occupies a super position well located within strolling distance of leafy Chine walks which take you directly to miles upon miles of impressive sandy beaches and scenic promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Westbourne village is also within walking distance and there you will find a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Bus services which operate to surrounding areas are also available as are rail stations located at both Branksome and Bournemouth.

AGENTS NOTE - SHORT LEASE

IMPORTANT - There are circa 44 years remaining on the lease - the property is being sold as seen. Our client will not be investigating the cost of a lease extension.

PETS & HOLIDAY LETS

To be advised

COMMUNAL ENTRANCE

Secure entry system, door through to the apartment.

LIVING/DINING ROOM

17' 6" x 13' 8" (5.33m x 4.17m) UPVC double glazed windows to the front and side aspects, radiator, door to balcony.

SOUTHERLY FACING BALCONY

10' 0" x 3' 8" (3.05m x 1.12m) Southerly facing with a pleasant outlook over the communal gardens.

KITCHEN

10' 0" x 9' 5" (3.05m x 2.87m) UPVC double glazed window, range of work surfaces with roll edge work surfaces, space and plumbing for washing machine, space for fridge/freezer, space for cooker.

BEDROOM ONE

13' 6" x 11' 5" (4.11m x 3.48m) UPVC double glazed window to the side, radiator, built-in wardrobe.

BEDROOM TWO

11' 11" x 8' 11" (3.63m x 2.72m) UPVC double glazed window to the side aspect, radiator, built-in wardrobe.

SEPARATE W.C.

Wash hand basin and w.c.

GARAGE

A garage is conveyed with the property.

TENURE - LEASEHOLD

Length of Lease - 99 years from 25th March 1969, approximately 44 years remaining

Maintenance - £1,949.00

Ground Rent - £50

Management Agent - Owens Porter

COUNCIL TAX - BAND C