



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan
Floor area 89.3 sq.m. (962 sq.ft.) approx



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Flat 7, Nightingales 5 Milner Road, WEST CLIFF, Dorset BH4 8AD Guide Price £399,950

The Property

Brown and Kay are delighted to market this bright and generous two bedroom apartment located within this exclusive development of 9 apartments, constructed in 1996 by renowned Whitelocks. The home sits on the top floor and enjoys a pretty leafy outlook with many benefits to include an expansive entrance hall with multiple storage cupboards, good size lounge/dining room with dual alcove windows, balcony spanning both the kitchen and bedroom one, en-suite, garage and a share of the freehold. Offered with no forward chain, this home would make a fantastic holiday home, or main home alike.

Nightingales is well positioned on the much sought after West Cliff in this lovely cul-de-sac location being moments from miles upon miles of impressive golden sandy beaches and promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The bustling village of Westbourne is also close by and there you can enjoy the abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

COMMUNAL ENTRANCE

With secure entry and lift to the top floor.

ENTRANCE HALL

Multiple storage cupboards, hatch to loft space, door to all rooms.

LIVING ROOM

24' 1" x 15' 5" (7.34m x 4.70m) Front and side aspect double glazed windows, radiator, door to kitchen.

KITCHEN

11' 2" x 9' 8" (3.40m x 2.95m) Well fitted with a range of wall and base units with roll edge work surfaces over, space for appliances, door to balcony.

BALCONY

Accessed via both the kitchen and bedroom one, enjoying a pleasant outlook.

BEDROOM ONE

16' 8" x 12' 0" (5.08m x 3.66m) Fitted wardrobes, radiator, double glazed window to the side, door to balcony and door to en-suite.

EN-SUITE BATHROOM

Suite comprising bath, wash hand basin and w.c. Velux window.

BEDROOM TWO

13' 1" x 10' 5" (3.99m x 3.17m) Side aspect double glazed window, radiator.

BATHROOM

Suite comprising bath, wash hand basin and w.c., velux window.

GARAGE

Metal up and over door, power and light.

COMMUNAL GROUNDS

Nightingales occupies delightful mature grounds with a large area of lawn and established surround.

TENURE - SHARE OF FREEHOLD

Length of Lease -

Service Charge - £1,625.00 is payable every 6 months

COUNCIL TAX - BAND F