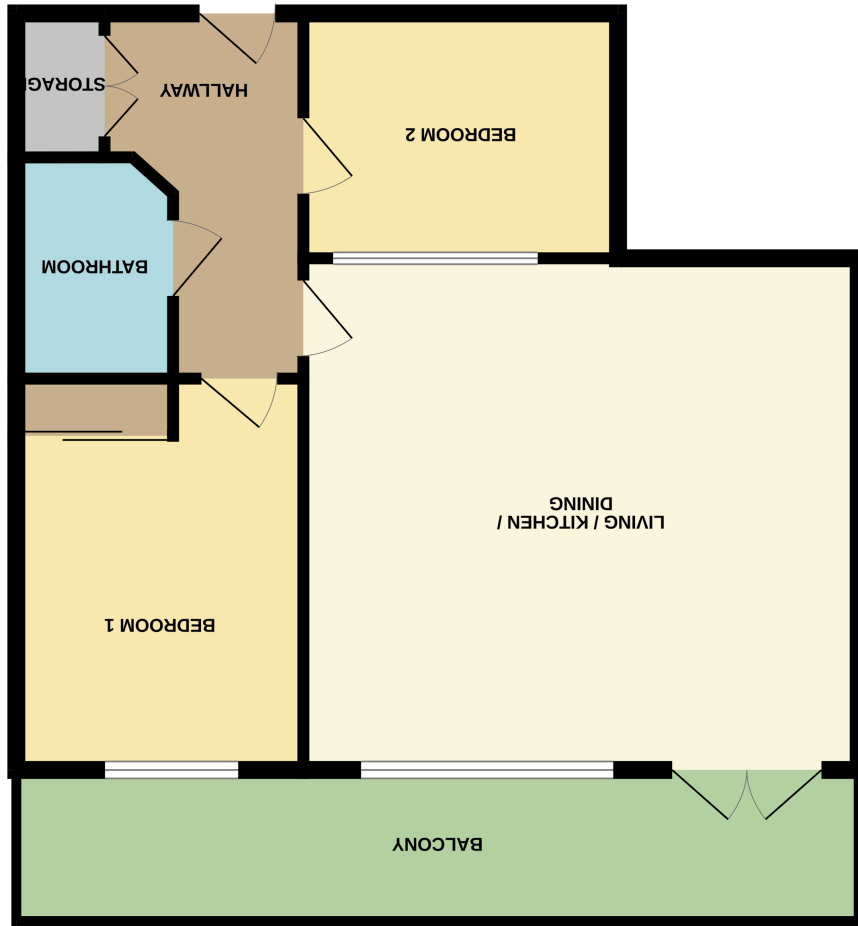
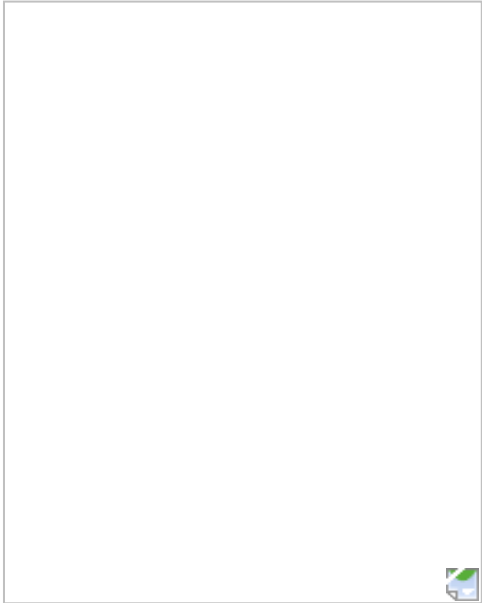


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such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



4TH FLOOR





Entrance

Bristol and West House is situated on Richmond hill in the heart of Bournemouth's cosmopolitan town centre. The apartments are accessed through the stylish restored foyer with its original terrazzo flooring via the stairs and lift leading to the fourth floor. The property entrance hall is equipped with a secure entrance phone system, wood effect laminated flooring, smooth plastered ceiling, access to all principle rooms, power points, double doors to a cupboard housing stair flow unvented hot water system, also housing the consumer unit.

Open Plan Kitchen/Living Room

5.59m x 5.15m (18' 4" x 16' 11") The newly redecorated large modern open plan living and dining space has smooth plastered walls/ceiling, power points provision for wall mounted TV, double glazed windows, inset spotlights and contemporary engineered wood flooring with underfloor heating. The space opens on to the private balcony via double doors.

Kitchen Area:

The high-end kitchen has a range of wall and floor mounted units with modern quartz worktops, hidden LED accents, integrated Smeg kitchen oven and induction hob, CDA pop up extractor, integrated fridge/freezer, integrated microwave oven, integrated dishwasher, counter sunk sink-unit with mixer tap, integrated washing machine, smooth plastered ceiling, inset spotlights.

Balcony

This private balcony enclosed by stainless steel balustrade is real selling point of the property and runs the full length of the apartment offering spectacular views of the town centre and garden entrances.

Bedroom One

3.94m x 2.89m (12' 11" x 9' 6") The contemporary bedroom with integrated, sliding mirror fronted wardrobe offers town centre views, double glazed windows, continuation of flooring with underfloor heating, power points, provision for wall mounted TV, smooth plastered ceiling and inset spotlights.



Bedroom Two

3.17m x 2.45m (10' 5" x 8' 0") This internal bedroom has glazed windows, continuation of flooring, power points, smooth plastered ceiling and inset spotlights.

Bathroom

2.48m x 1.58m (8' 2" x 5' 2") Luxury modern fitted suit with Duravit bath, mixer tap, overhead rain shower, chrome heated towel rail, wall mounted WC with concealed cistern, wall mounted washer and basin with mixer tap, fitted wall mounted mirror, shaver point and newly redecorated smooth plastered ceiling.

Private Parking

Unique to just a few apartments, this property comes with secure underground parking which is accessed via an electronic roller door accessed via Richmond Hill.

Additional Information

Lease - TBC
Ground Rent £350.00
Maintenance statement - £1,423.36 per annum paid quarterly.
We understand Holiday Lets are not permitted.

Location

Bristol & West House is conveniently located in Bournemouth Town Centre being only a very short stroll away to seven miles of sandy beaches and Bournemouth Pier.

A short walk also through to Bournemouth Gardens which offers two miles of mature well maintained gardens.

Bournemouth Town Centre offers an array of shopping with a mixture of independent and high street shops.

Westbourne village is nearby and could be either walked or a short bus ride away and offers a plenty of independent boutique shops and restaurants.

PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

