

# Admirals Walk

West Cliff Road, Bournemouth BH2 5HG

Offers in excess of £300,000 Share of Freehold









## Property Summary

A modern two double bedroom apartment with far reaching sea views, set in an iconic development moments from the amenities of Bournemouth Town Centre and Westbourne Village. The development has a pathway that leads through well-tended communal gardens to the beach, and this particular apartment has a superb layout with a duplex arrangement allowing for a large hallway with generous storage. With sea views, generous living accommodation and an incredibly convenient location, we feel this property is a great opportunity for buyers wanting to enjoy life by the sea.



## Key Features

- Porterage service for residents
- Duplex entrance hallway with generous storage
- Living room opening to the dining area
- Modern fitted kitchen with appliances
- Two double bedrooms
- Large luxurious bathroom
- Balcony with far reaching sea and tree top views
- Secure parking
- No forward chain



## About the Property

On entering the apartment, you are immediately impressed by the size of the entrance hallway. Stairs connect the upper and lower hallways and there is storage provision on both levels. Double doors open from the hallway to a dining area that is sensibly located next to the kitchen. The kitchen is fitted with a comprehensive range of units and appliances.

The living room is accessed through the dining area and has sliding doors that open to a balcony where you can enjoy the most incredible sea views. The balcony enjoys both Southerly and Westerly aspects.

There are two generous double bedrooms both with sea views, and these are serviced by a luxurious bathroom. The large bathroom has a bath and a separate shower unit.

The development sits in well-tended communal grounds which has a pathway that leads directly to the cliff top where you can easily access the sandy beaches below. Throughout this property has a sense of space and light and we believe it would make both an ideal second home or permanent residence.

The apartment comes with an allocated underground parking space, one visitor parking permit and an underground lock up.

Tenure: Share of Freehold

Council Tax Band: D

Maintenance charge: Approximately £1,380.79 per quarter (includes 24 hours portorage)

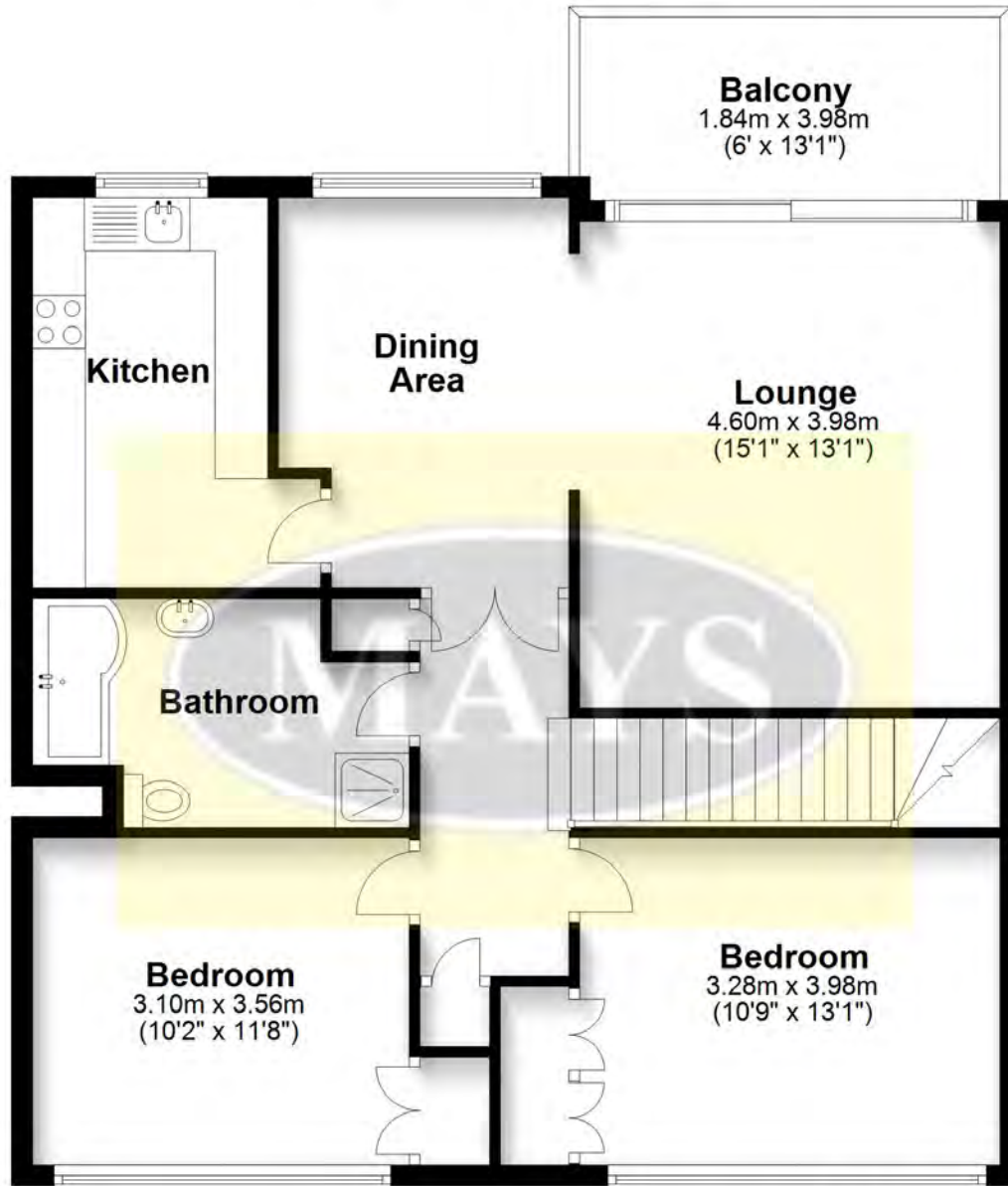
Company charge (Admirals Walk 2000): To be confirmed





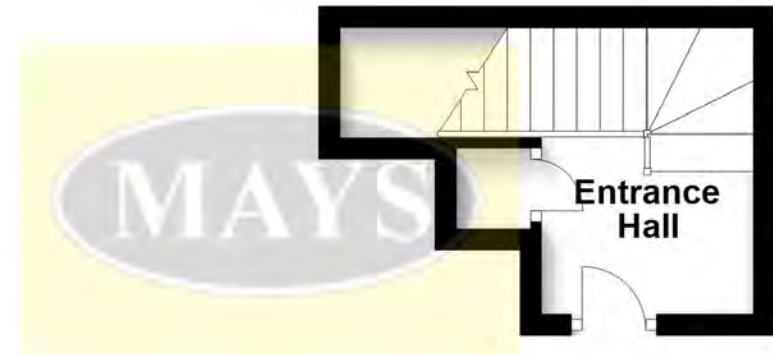
## Ground Floor

Approx. 82.3 sq. metres (885.7 sq. feet)



## Floor Plan

Approx. 8.0 sq. metres (86.3 sq. feet)



Total area: approx. 90.3 sq. metres (972.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.







## About the Location

Situated in the highly prestigious location of West Cliff, located within a few minutes walk of Bournemouth's 7 miles of award-winning sandy beaches, offering sunny days at the beach or a winter walk along the promenade. Also close by is Bournemouth Town Centre with its parade of shops, perfect for some retail therapy, multiple restaurants for fantastic dining and Bournemouth's BH2 leisure complex, home to a state-of-the-art 10 screen Odeon cinema and a variety of world class restaurants.

Bournemouth also offers good transport links providing easy access by road and rail to Southampton and London.

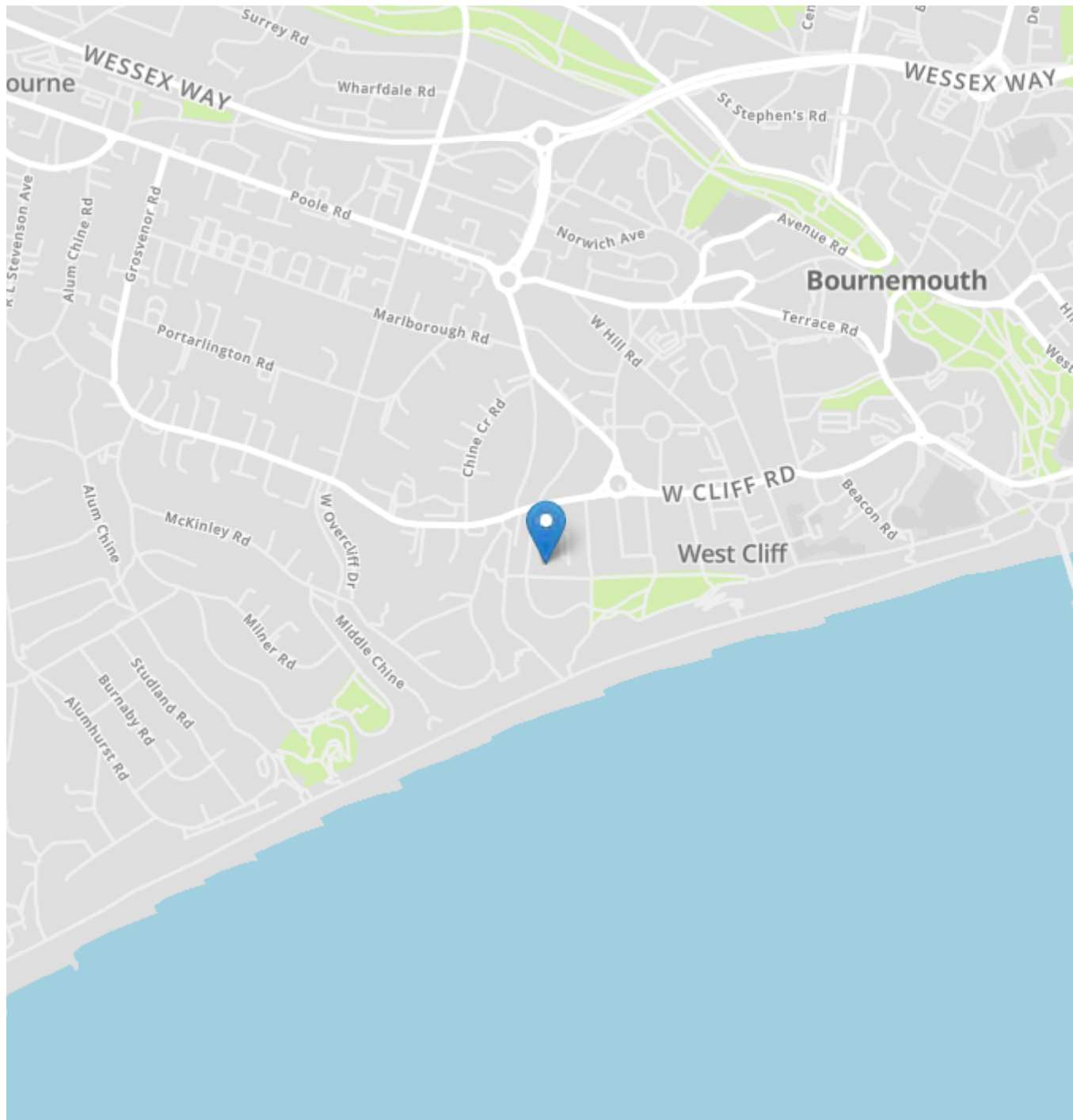


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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