



Flat 1, Kings Grange 46 West Cliff Road, WEST CLIFF, Dorset BH4 8BB

£325,000

brown & kay



DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR



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THE PROPERTY

NO FORWARD CHAIN Brown and Kay are pleased to offer this excellent opportunity to purchase a ground floor apartment situated within this sought after development on the West Cliff. This exceptionally spacious home, whilst in need of modernisation, offers generous and well arranged accommodation to include a large kitchen, living/dining room, two bedrooms, an en-suite shower room and main bathroom. Furthermore, there is a lovely enclosed terrace with access on to the well tended communal grounds plus a garage, and with a share of the freehold this would make an excellent property choice.

The property occupies a super position on the West Cliff ideally placed to take advantage of all the area has to offer. Nearby you will find miles upon miles of golden sandy shores with promenade stretching from the famous Sandbanks one way, through to Bournemouth and beyond in the other direction. Also within comfortable reach is Bournemouth town centre with its wide and varied range of shopping facilities and restaurant choices as is Westbourne which has a more laid back feel with a mix of cafe bars, delis and eateries as well as Marks and Spencer food hall. The area is also well catered for with bus services operating to surrounding areas and main line train stations at both Branksome and Bournemouth.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	71	75
EU Directive 2002/91/EC		

MATERIAL INFORMATION

Agents Note - Please note we are unable to have our details signed off.

Tenure - We have been advised there is a Share of Freehold

Length of Lease - 999 years from 2009

Service Charge - Payable half yearly, circa £1,800 (approximately £3,600.00 per annum)

Management Agent - To be confirmed

Pets and Holiday Lets - Not permitted

Parking - Garage

Utilities - Mains Electricity, Water and Gas

Drainage - Mains Drainage

Broadband - Refer to Ofcom website

Mobile Signal - Refer to C

Council Tax - E

EPC Rating - C

KEY FEATURES

- NO FORWARD CHAIN
- SOUGHT AFTER LOCATION
- IN NEED OF MODERNISATION
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- LARGE KITCHEN
- LIVING/DINING ROOM
- ENCLOSED TERRACE
- GARAGE
- TENURE - SHARE OF FREEHOLD

