

Mildenhall, 27 West Cliff Road,  
Bournemouth BH4 8AY

Guide Price £240,000 Share of Freehold





## About the Property

There is a sweeping driveway that leads to the rear of the block with several visitor parking spaces and access to the underground parking.

A secure intercom system allows access into the building with stairs to the upper ground floor. Upon entering the apartment there is a wide entrance hall with doors leading onto the principal accommodation.

The kitchen/breakfast room has a range of eye and low level cupboards with space and plumbing for washing machine, dishwasher, oven and tall fridge/freezer.

The living room has a delightful dual aspect with door leading onto the balcony.

The two double bedroom both benefit from fitted wardrobes. There is an extra room which could easily be used as a small third bedroom/home office or potential to convert to a second bathroom. The family bathroom has fully tiled walls and a two piece suite comprising wash hand basin and panelled bath with overhead shower. There is a separate WC.

The property comes with one allocated secure underground parking space.

Overall, this would make an ideal main home or investment, with scope for improvement and versatile accommodation.

Viewings are highly recommended.

Tenure: Share of Freehold

999 year lease from 2007

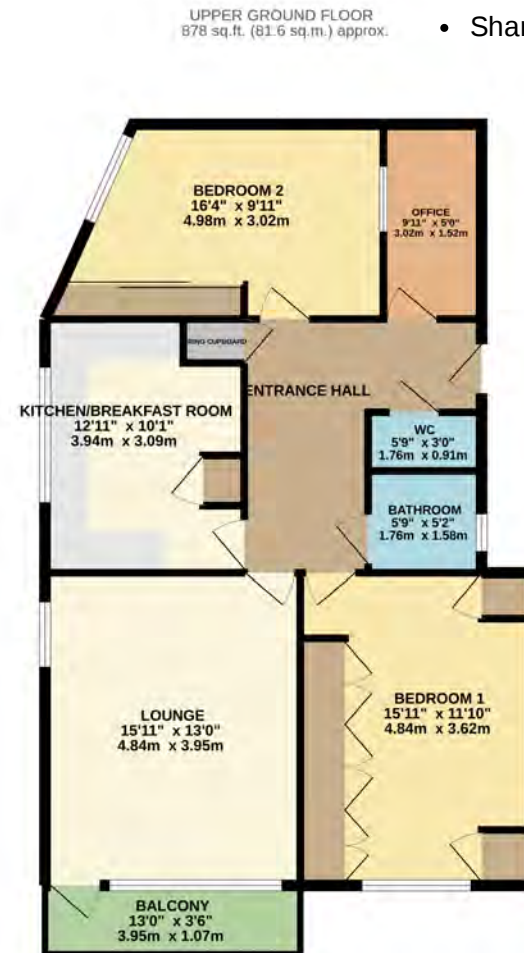
Service Charge: £4,225.86 per annum

We have been advised by our seller that pets are permitted, holiday lets are not.

Council Tax Band: C

## Key Features

- Two double bedrooms
- Secure underground parking & visitors parking
- Generous living accommodation
- No forward chain
- Upper ground floor apartment
- Convenient location close to beach, Westbourne village and Bournemouth town
- Requiring updating and modernisation
- Share of freehold



TOTAL FLOOR AREA: 878 sq.ft. (81.6 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 misstatement. This plan is for illustrative purposes only and should not 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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