



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This Floor Plan is for guidance only and is NOT to SCALE
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Apartment C, Greensleeves Milner Road, WEST CLIFF BH4 8AD

£585,000

The Property

Greensleeves is an exclusive gated development occupying a super position on the highly sought after West Cliff, moments from glorious sandy beaches. This lovely ground floor apartment affords a tasteful interior with standout features to include high ceilings which enhance the overall feeling of space, and a private patio with wooded backdrop. The generous and well considered layout boasts a lounge/dining room with direct access to outside, a contemporary kitchen featuring a stylish alcove perfect for a bistro table and chairs, two bedrooms, the master having an en-suite for added convenience, and a main bathroom. Furthermore, there is the added benefit of a garage and a share of freehold making this home an excellent property choice.

Located in this prime position within a leisurely stroll of cliff top walks and miles upon miles of impressive sandy shores perfect for a refreshing dip, and scenic promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other, a hot spot for water sport enthusiasts. Also within comfortable reach you will find the stylish village of Westbourne, known for its coffee bar scene, artisanal delis, historic Victorian arcade and true sense of community at its heart. Explore a little further and you will find plenty of spectacular gardens to visit and great golf to be enjoyed at the Parkstone Golf Club one of the UK's top 100 courses.

AGENTS NOTE - HOLIDAY LETS

Holiday Lets are not permitted.

COMMUNAL ENTRANCE HALL

Secure entry system through to the communal entrance hall, door to the apartment.

ENTRANCE HALL

Double opening storage cupboard, cloaks cupboard.

LOUNGE/DINING ROOM

20' 9" x 15' 0" (6.32m x 4.57m) Double glazed bay window with stunning outlook over the Chines, double glazed window to the side, double opening doors to the private garden.

KITCHEN/BREAKFAST ROOM

15' 9" Excluding bay x 12' 2" (4.80m x 3.71m) Beautifully appointed kitchen equipped with an excellent range of wall and base units, integrated appliances to include dishwasher, fridge/freezer and washing machine, wine fridge, inset induction hob with matching oven, inset sink with drainer, breakfast bar return with space for casual seating, feature alcove with double glazed window surround and space for bistro table and chairs.

BEDROOM ONE

15' 5" x 10' 6" (4.70m x 3.20m) Double glazed windows overlooking the garden, built-in wardrobes with hanging and shelving space, radiator, door through to the en-suite shower room.

EN-SUITE SHOWER ROOM

6' 5" x 5' 7" (1.96m x 1.70m) Oversize shower cubicle with wall mounted shower, wash hand basin and inset flush w.c. Tiled walls and heated towel rail.

BEDROOM TWO

12' 3" x 9' 5" (3.73m x 2.87m) Two double glazed windows to the front aspect, built-in wardrobes, radiator.

BATHROOM

7' 5" x 5' 1" (2.26m x 1.55m) P Shaped bath with wall mounted hand held shower, wash hand basin with vanity unit, inset w.c., tiled walls and double glazed window.

PRIVATE PATIO

A particular feature of the home is the private patio area which is complemented by a stunning Chine backdrop, providing a tranquil setting. Arranged with minimal maintenance in mind, there is a large patio area with dwarf wall surround ideal for outside entertaining and dining, together with an additional area laid with artificial lawn.

GARAGE

A garage is conveyed with the apartment.

COMMUNAL GROUNDS

Greensleeves occupies beautifully tended communal grounds.

SHARE OF FREEHOLD

Length of Lease - Approximately 189 minus 15 years
Maintenance - £838.51 payable per 6 months
Management Agent - House & Sons

COUNCIL TAX - BAND F