



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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Flat 4, Azalea Park, 1 Milner Road, WEST OVERCLIFF BH4 8AD Guide Price £235,000

The Property

GUIDE PRICE: £235,000 TO £240,000. A beautiful character apartment enjoying a ground floor position within this striking, period residence nestled in mature, gated grounds. This tastefully decorated home has much to offer with a particular feature being the impressive living room with its high ceilings, cornicing and skirtings, original solid wood floor and feature fireplace. The apartment is further enhanced with its own private entrance, a modern kitchen, more than generous bath/shower room, good size double bedroom and outside, the extensive and established grounds are well tended and there is an allocated parking space conveyed with the property. Combining the above together with a share of the freehold this would make a wonderful main home or holiday home alike!

Azalea Park occupies a quiet cul de sac position on the highly desirable West Overcliff literally yards from glorious sandy beaches, perfect for a relaxed paddle-boarding session or a refreshing dip. Take a leisurely stroll either way along the promenade with Bournemouth and beyond in one direction, or the famous Sandbanks in the other, a hotspot for water sport enthusiasts. Westbourne with its laid back ambiance is within a comfortable walking distance and boasts an abundance of cafes and alfresco restaurants, or stroll the traditional Victorian arcade and browse the eclectic mix of boutique shops, there are also the usual high street names such as Marks and Spencer food hall.

AGENTS NOTE - PETS

Our client has advised that pets are not permitted.

OWN PRIVATE ENTRANCE

Large, useful cupboard with shelving and ample hanging space.

LIVING ROOM

16' 5" x 12' 8" (5.00m x 3.86m) An impressive room with high ceilings, skirtings and coving, original solid wood floor and feature fireplace with gas fire, radiator, large window with feature top lights.

KITCHEN

13' 7" x 8' 3" (4.14m x 2.51m) Well fitted and equipped with a range of wall and base units with solid wood work tops, fridge/freezer, space for washing machine and dishwasher, built-in electric oven with gas hob over and canopy above.

BEDROOM

10' 11" x 10' 1" (3.33m x 3.07m) Two side aspect Sash windows, radiator.

BATH/SHOWER ROOM

10' 11" x 5' 7" (3.33m x 1.70m) A more than generous bath/shower room with suite comprising panelled bath with glass shower screen and wall mounted shower, low level w.c. and wash hand basin. Fully tiled walls and floor.

GROUNDS

Azalea Park has a gated approach and sits in secluded grounds surrounded with mature trees and an abundance of planting.

PARKING

An allocated parking space is conveyed with the apartment.

TENURE - SHARE OF FREEHOLD

Length of Lease - Approximately 997 years remain
Maintenance - £2,000.00 per annum

COUNCIL TAX - BAND B