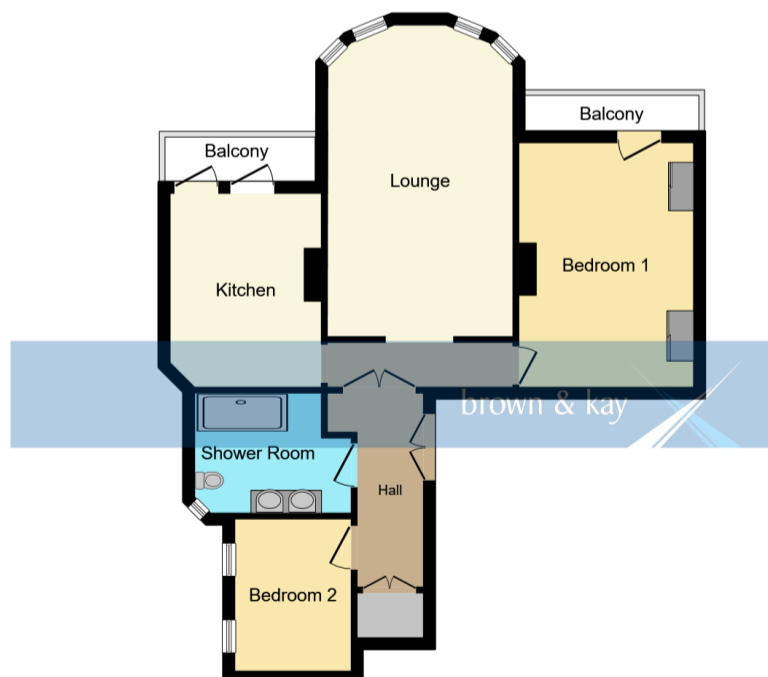




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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**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 Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



## Flat 14 Tollard Court, West Hill Road, WEST CLIFF, Dorset BH2 5EH

£390,000

### The Property

A fabulous opportunity to acquire this stunning two bedroom apartment set within an imposing period building boasting breathtaking, uninterrupted sea views from the comfort of your home. Perfectly designed for modern living, this seaside apartment exudes charm and elegance with many bespoke features adding to its unique appeal. On entering the home, the impressive living room features a wide bay window with spectacular sea views and an abundance of natural light, there is a well fitted kitchen featuring an island with bifold doors to the balcony, two bedrooms with the master also having access to a balcony, and a stylish bathroom. This apartment is a rare find, combining historical character with contemporary conveniences, all set against the backdrop of the sea - ideal for those seeking a seaside residence with luxurious touches.

This wonderful apartment is ideally situated in the heart of Bournemouth, offering both the convenience of town centre living and the tranquility of breathtaking sea views. Perfect for those who desire the best of both worlds, this property is a rare gem in a prime location. The picturesque promenade invites you for leisurely strolls along the coast, and the water, often as smooth as glass, is perfect for a relaxed paddle boarding session or a refreshing dip. The vibrant town centre is a leisurely stroll away and offers an array of shopping facilities and leisure pursuits, the area is also well served with bus services operating to surrounding areas.

### AGENTS NOTE - PETS AND HOLIDAY LETS

Holiday Lets are NOT permitted  
Pets, we are advised they are allowed, subject to the usual consents, however if the pet causes any form of nuisance or annoyance to any of the other occupants, the the freehold company reserves the right to ask for the pet to be removed.

### COMMUNAL ENTRANCE

A grand entrance with stairs and lift to the first floor apartment.

### ENTRANCE HALL

Double doors through to the generous entrance hall with built-in cupboard.

### LIVING ROOM

20' 5" x 15' 10" (6.22m x 4.83m) An impressive living room featuring a bay window with spectacular sea views (electric blinds), bespoke ceiling plinth lighting.

### KITCHEN

17' 0" x 12' 5" (5.18m x 3.78m) A well fitted kitchen equipped with an extensive range of units, integrated oven and microwave, induction hob with extractor over, integrated dishwasher, island unit with sink and mixer tap, bifold doors with shutters to balcony.

### BALCONY

With fantastic outlook.

### BEDROOM ONE

15' 5" x 12' 5" (4.70m x 3.78m) UPVC door to the balcony with shutters, fitted wardrobes, floating dressing table

### BALCONY

With fantastic outlook.

### BEDROOM TWO

11' 10" x 6' 4" (3.61m x 1.93m) Three Sash windows with shutters, fitted wardrobe and drawer unit.

### SHOWER ROOM

11' 3" x 10' 4" (3.43m x 3.15m) His and Hers vanity sink unit, w.c., oversized walk in 'rainfall' shower with built-in shelving, heated towel rail, mood lighting, sash window.

### UNDERGROUND GARAGING (LIMITED ACCESS)

Underground garaging, ideal for storage, as limited access.

### RESIDENT PERMIT PARKING

This is on a 'first come, first serve' basis.

### COMMUNAL GARDENS

Lovely grounds with seating and pond.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 900 years plus remaining  
Maintenance - £9,253.41 per annum which also includes heating and hot water  
Management Agent - Rebbecks

### COUNCIL TAX - BAND C