



Floor Plan

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Flat C1, Cliff Walk 70 West Cliff Road, WEST CLIFF BH4 8BE

£275,000

The Property

Brown and Kay are delighted to market this two double bedroom top floor apartment situated on the sought after West Cliff. The apartment is beautifully presented and features a large dual aspect living/dining room with sunny aspect balcony, shower room and separate w.c., garage and a share of the freehold.

The property occupies a super spot on the popular West Cliff being within reach of golden sandy beaches and promenade which stretches to Bournemouth town centre and beyond in one direction, and the famous Sandbanks in the other. The bustling village of Westbourne is also close by and there you can enjoy a variety of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

COMMUNAL ENTRANCE HALL

Stairs to the top (second) floor.

ENTRANCE HALL

Larger than average hallway with storage cupboard.

LIVING ROOM

19' 4" x 11' 11" (5.89m x 3.63m) Dual aspect windows, access to balcony via large sliding patio doors, updated electric radiator.

BALCONY

Enjoying a sunny aspect, space for al-fresco dining, updated balustrade.

KITCHEN

11' 10" x 7' 4" (3.61m x 2.24m) Sunny aspect window, range of base and eye level units, integrated appliances to include dishwasher and fridge/freezer, space for oven and washing machine.

BEDROOM ONE

12' 11" x 12' 10" (3.94m x 3.91m) Large double bedroom with window to the side aspect, upgraded electric radiator, built-in wardrobes.

BEDROOM TWO

11' 11" x 9' 1" (3.63m x 2.77m) Good size double bedroom with window to the front aspect, updated electric radiator.

SHOWER ROOM

Double length shower, wash hand basin, frosted window to the front aspect.

SEPARATE W.C.

Wash hand basin and w.c., frosted window to the front aspect.

GARAGE

Up and over door.

AGENTS NOTE - PETS

We are advised that pets are NOT permitted within the terms of the lease.

TENURE - SHARE OF FREEHOLD

Length of Lease - 947 years remaining
Maintenance - £485 per quarter which includes water and sewerage

COUNCIL TAX - BAND C