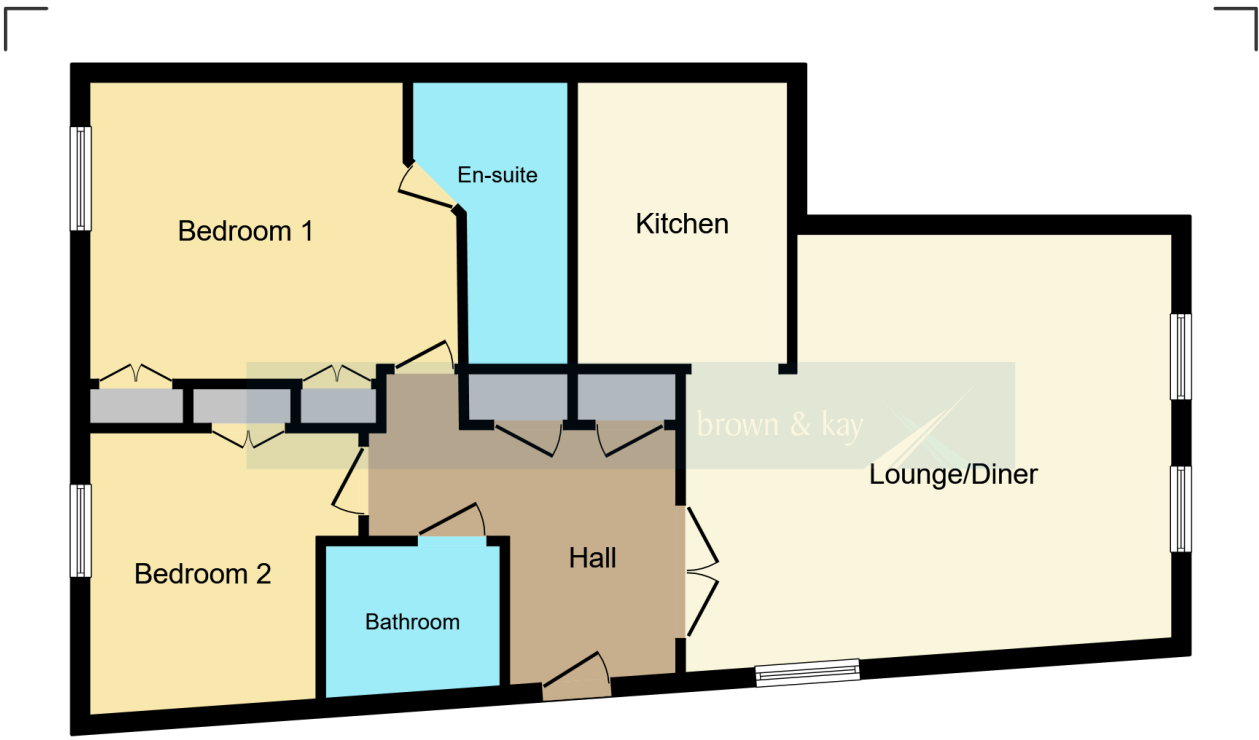




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan



This floor plan is for 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



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.



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Flat 14, Bay View Mews, 14a West Cliff Road, Bournemouth BH2 5JA

£250,000

The Property
Brown and Kay are pleased to market this two bedroom apartment located within this modern development moments from the town centre and beach. This lovely home which has been recently redecorated with new carpets enjoys a ground floor position with the benefit of a private entrance. Internally the well arranged accommodation boasts a generous living room, fitted kitchen, two bedrooms, an en-suite shower room and a main bathroom. There is also an allocated parking space and with no forward chain this would make an excellent property choice and an internal viewing is highly recommended.

Bay Views Mews occupies a super position ideally located to take advantage of all the area has to offer. Moments from your apartment you will find the bustling town centre of Bournemouth with its wide and varied range of shopping and leisure pursuits and for beach lovers, miles upon miles of golden sandy shores with promenade stretching to trendy Southbourne in one direction and the famous Sandbanks in the other are also within strolling distance. The area is also well served with bus services operating to surrounding areas and main line rail station with links to London Waterloo.

- PRIVATE ENTRANCE

Door through to the entrance hall.
- ENTRANCE HALL

Doors to the following rooms, storage cupboard, airing cupboard.
- LIVING ROOM

15' 11" x 15' 2" (4.85m x 4.62m) maximum measurements. Dual aspect windows to the rear and side, door to kitchen.
- KITCHEN

8' 9" x 7' 1" (2.67m x 2.16m) Fitted with a range of units with work surfaces, inset electric hob with extractor over, fridge/freezer, integrated raised oven and freestanding microwave, space for washing machine, integrated slimline dishwasher.
- BEDROOM ONE

12' 11" x 9' 5" (3.94m x 2.87m) Double glazed window to the front aspect, two built-in wardrobes, door to the en-suite.
- EN-SUITE SHOWER ROOM

Suite comprising shower cubicle with mains fed shower, floating wash hand basin, w.c. Radiator, extractor fan.
- BEDROOM TWO

10' 6" x 9' 5" (3.20m x 2.87m) Double glazed window to the front aspect, built-in wardrobe.

- BATHROOM

Frosted double glazed window to the side aspect, suite comprising bath with mixer taps and shower screen, wash hand basin and w.c. Radiator.
- ALLOCATED PARKING SPACE

There is the benefit of an allocated parking space.
- MATERIAL INFORMATION

Tenure - Leasehold
Length of Lease - 102 years remaining
Service Charge - £750 per half year, (£1,500 per annum)
Ground Rent - £271.24 per annum
Management Agent - Rebbecks
Holiday Lets & Pets - Neither are permitted
Parking - Allocated parking space
Utilities - Mains Electricity, Water & Gas
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band D
EPC Rating - C