



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	77
(55-68)	<b>D</b>		
(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	



First 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



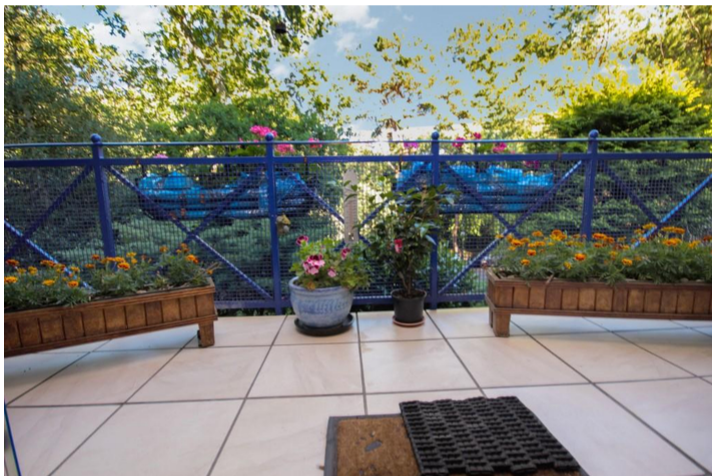
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## Flat 3 Carlton Gate, 6 West Overcliff Drive, WEST CLIFF BH4 8AA

£485,000

### The Property

Carlton Gate occupies a fantastic position, enviably located just yards to cliff top walks, wooded footpaths and Chine walks which meander down to award winning sandy beaches. It is a highly sought after development with this particular apartment being situated on the ground floor. The well proportioned accommodation has been well presented and an internal viewing to fully appreciate is highly recommended.

Locally, the Argyll Bowling Club is just a few yards away for the bowls enthusiast whilst Westbourne Village with its cosmopolitan vibe and eclectic mix of boutique shops, café bars and restaurants is also readily available.

Bus services which operate to surrounding areas are accessible as are local train stations, Branksome & Bournemouth, with direct links to London Waterloo.

### LOCATION

Carlton Gate is approached via a private driveway with access through electronic doors to underground secure parking. Access via a flight of stairs or lift gives way to the ground floor and in turn to the subject apartment.

### ENTRANCE HALL

A generous hallway with a useful storage cupboard and access to all principal rooms.

### LOUNGE/DINING ROOM

#### LOUNGE AREA

18' 2" x 14' (5.54m x 4.27m) - Overall the lounge/dining room enjoys a dual aspect with doors to a private patio which extends the same width as the room and has a pleasant outlook over the communal gardens.

#### DINING AREA

17' 3" x 14' (5.26m x 4.27m) Dining Area - Doors to a good size Balcony.

### KITCHEN

11' 9" x 9' (3.58m x 2.74m) A well fitted kitchen equipped with a full range of wall and base units with granite work surfaces. Inset hob and oven, fridge, freezer, dishwasher and washing machine.

### MASTER BEDROOM

20' 6" max into recess x 11' 8" (6.25m x 3.56m) An excellent range of fitted bedroom furniture including bedside cabinets.

### EN-SUITE SHOWER ROOM

Oversize shower cubicle, vanity unit with wash hand basin and w.c.

### BEDROOM TWO

14' 11" x 10' 8" (4.55m x 3.25m) Built-in wardrobes.

### BATHROOM

Panelled bath, shower cubicle, vanity unit with wash basin and w.c. Tiled floor and walls.

### COMMUNAL GROUNDS

Carlton Gate occupies beautifully landscaped grounds with various seating areas and well stocked flower and shrub borders.

### SECURE PARKING

There are two underground parking spaces conveyed with this apartment.

### TENURE - SHARE OF FREEHOLD

Maintenance - £1,750.00 is payable per 6 months  
Reserve fund - £125.00 is payable per 6 months

### COUNCIL TAX - BAND F