



**87 Admirals Walk, West Cliff Road, Bournemouth,
Dorset, BH2 5HG**

Guide Price £525,000 Share of Freehold





Property Summary

Deceptively spacious three bedroom, two bathroom apartment with breathtaking sea views towards Old Harry Rocks, Sandbanks and The Isle of Wight.



Key Features

- Open Entrance Hall
- Spacious 3 Bedroom Apartment
- Modern Galley Kitchen
- Living/Dining Room With Sliding Doors To Balcony
- Balcony With Spectacular Sea Views
- Bedroom 3 Currently Laid Out As A Study
- Two Bathrooms
- Beautiful Communal Landscaped Gardens
- Direct Access To The Nearby Beaches
- Underground Garage
- 24 Hour Concierge



About the Property

There are beautiful landscaped and manicured grounds, approaching an acre, with residents benefitting from a private secure gate, leading onto the West Cliff, from which there are magnificent views over Bournemouth Bay and a series of steps leading directly to Durley Chine Beach.

Upon entering Admirals Walk is a well-presented foyer with concierge and seating areas with two lifts leading to the 12th floor. The entrance hall offers a bright and airy aspect with storage cupboards and access to the principle accommodation. The modern galley kitchen has a range of eye and low level cupboards, integrated electric oven, electric hob with extractor fan above, freestanding washing machine, dishwasher and tall fridge freezer. The living/dining room makes an ideal entertaining space with spectacular sea views with sliding doors onto the balcony.

There are three bedrooms, all benefiting from fitted cupboards and master with en-suite. The third bedroom is currently laid out as an office. The main family bathroom completes the accommodation.

The property comes with an underground garage and two storage units, one being on the 12th floor landing and the other in the basement.

Tenure

Share of Freehold

Lease Term: 999 years from 2002

Service Charge: Approximately £6,000 per annum

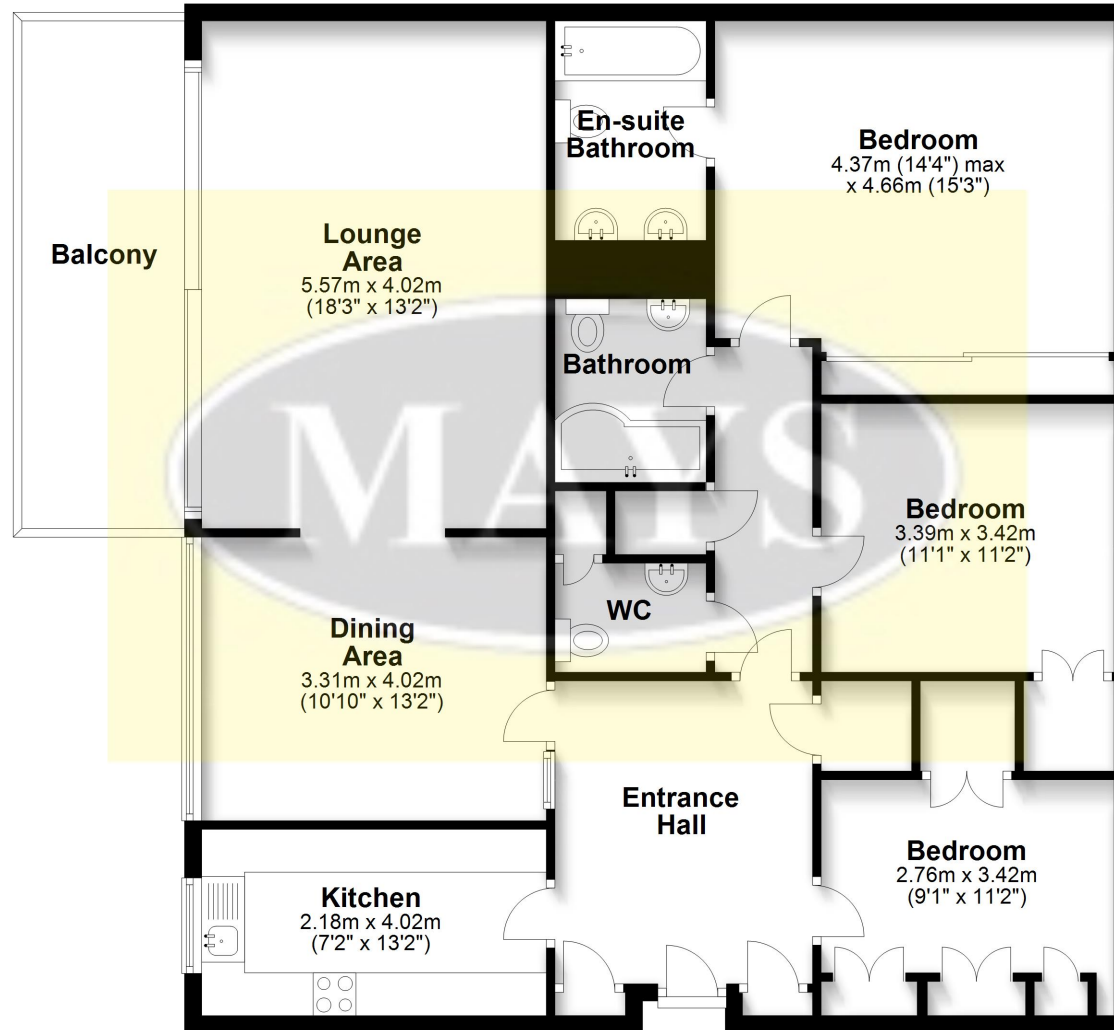
BCP Council Tax Band E

No pets or holiday lets



Twelfth Floor

Approx. 122.5 sq. metres (1318.8 sq. feet)



Total area: approx. 122.5 sq. metres (1318.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



About the Location

Admirals Walk is an iconic landmark development of 121 apartments and occupies an unrivalled position in the highly prestigious location of West Cliff, located within a few minutes walk of the town centres with 7 miles of award winning sandy beaches. The property is a short distance from Bournemouth's vibrant range of shops, theatres and restaurants. There are also excellent transport links nearby.



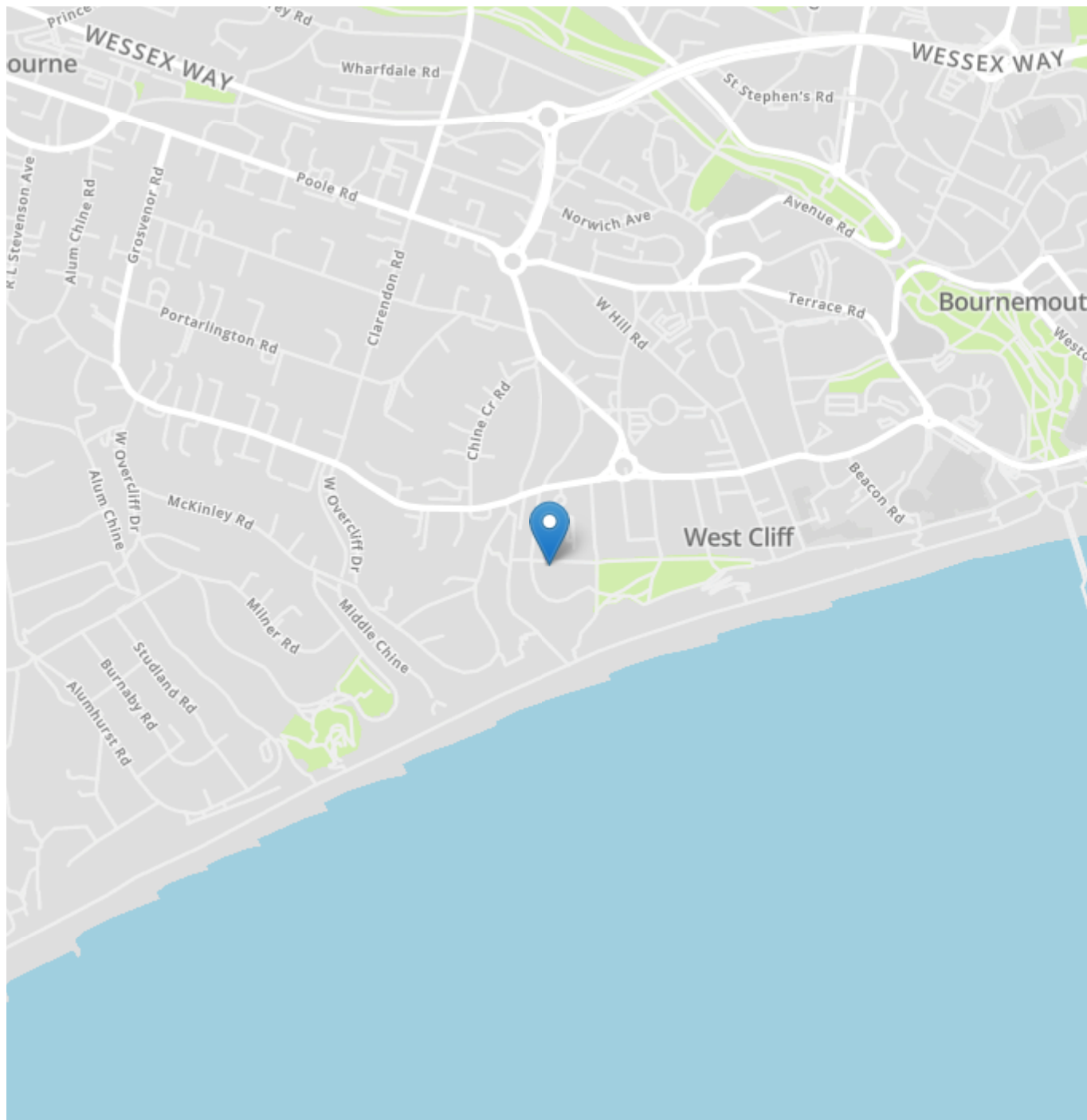
About Mays

Mays is a family run business and an established local agent for sales and lettings in both Bournemouth and Poole, with two prominent high street offices in Lilliput and Westbourne.

We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode.

We are proud of our solid reputation, genuine enthusiasm and passion for all things property. We care about our clients and are committed to delivering a first-class service using state of the art technology.

BRINGING PEOPLE & PROPERTY TOGETHER FOR OVER 25 YEARS



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

Mays Estate Agents - Westbourne

4 Seamoor Road, Bournemouth, Dorset BH4 9AN

T: 01202 757555

E: bournemouth@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

