

Mildenhall  
27 West Cliff Road, Bournemouth BH4 8AY

Guide Price £165,000





## Property Summary

Guide Price £165,000 \* Buyers Premium Applies

For sale in conjunction with our auction partners, Town & Country Property Auctions, we are delighted to offer for sale by public auction this two bedroom upper ground floor apartment with scope for improvement and benefiting from a balcony and allocated parking.

The property will be entered into the 16th January auction which is held online and starts at 10am. Please contact Town & Country on 0300 1246022 for more information and to register for the auction. You must register to bid and download the legal pack.



## Key Features

- Two double bedrooms
- Upper ground floor apartment
- Secure underground parking & visitors parking
- Convenient location close to beach, Westbourne village and Bournemouth town
- Generous living accommodation
- Requiring updating and modernisation
- Share of freehold
- Vacant possession



### About the Property

For sale in conjunction with our partners, Town & Country Property Auctions, we are delighted to offer for sale by public auction this first floor two double bedroom apartment located in the ever sought after Westcliff, the property is just a short walk from Westbourne Village with its wealth of shops, bars and restaurants and the local chimes which provide a walk through directly to local beaches.

Entrance to the property is via secure entry phone system on the upper ground floor. The entrance hall is spacious with access to all rooms. A particular feature of this property is the delightful double aspect lounge/dining room with doors providing access out on to the South facing balcony. The kitchen is of a good size and has ample storage with a range of floor and wall mounted cupboards with space for various appliances and a table and chairs. The bedrooms are well proportioned with built in wardrobes with a further room with windows borrowing light from the bedroom which can be used as a walk in wardrobe, study or nursery. The family bathroom has a bath with shower over and a wash hand basin. There is a separate WC with wash hand basin. Other benefits include double glazing, electric heating, secure entry phone system. A designated secure underground parking space is included plus ample visitor parking.

We have been advised by our seller that pets are permitted, holiday lets are not.

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- . Share of Freehold / Length of Lease Remaining: Remainder of 999 years from 2007
- . Annual Service Charge: £4,225.86 per annum
- . Council Tax Band: C
- . Rental Value Per Month: £1,450
- . 56 Day Completion

The property is available for viewing immediately.

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a£5,000 or 5% deposit and a 2.5%+VAT (subject to a minimum of £6,500+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 56 days following the auction (unless otherwise stated).

### Pre Auction Offers Are Considered

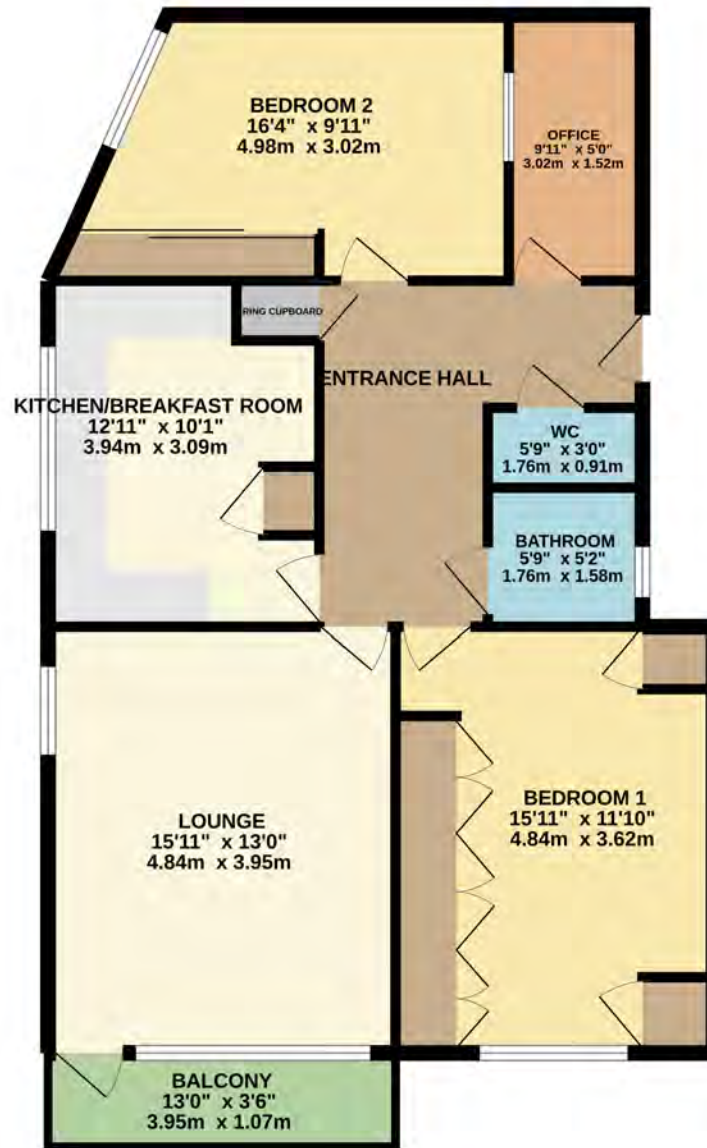
The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

### Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.



UPPER GROUND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## **About the Location**

Mildenhall is ideally located on the highly sought after West Cliff Road, being close to the Westbourne Village with its variety of restaurants, Marks & Spencers Foodhall, as well as the local beaches at Middle Chine and Durley Chine, public transport facilities and Bournemouth town centre.

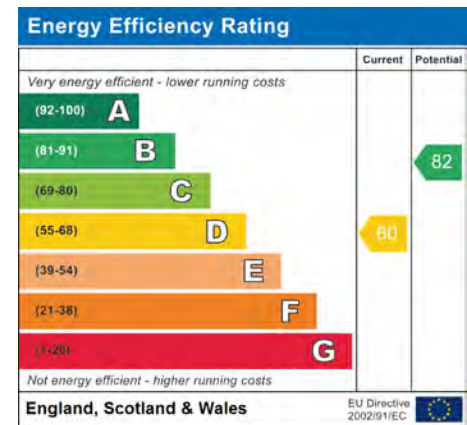
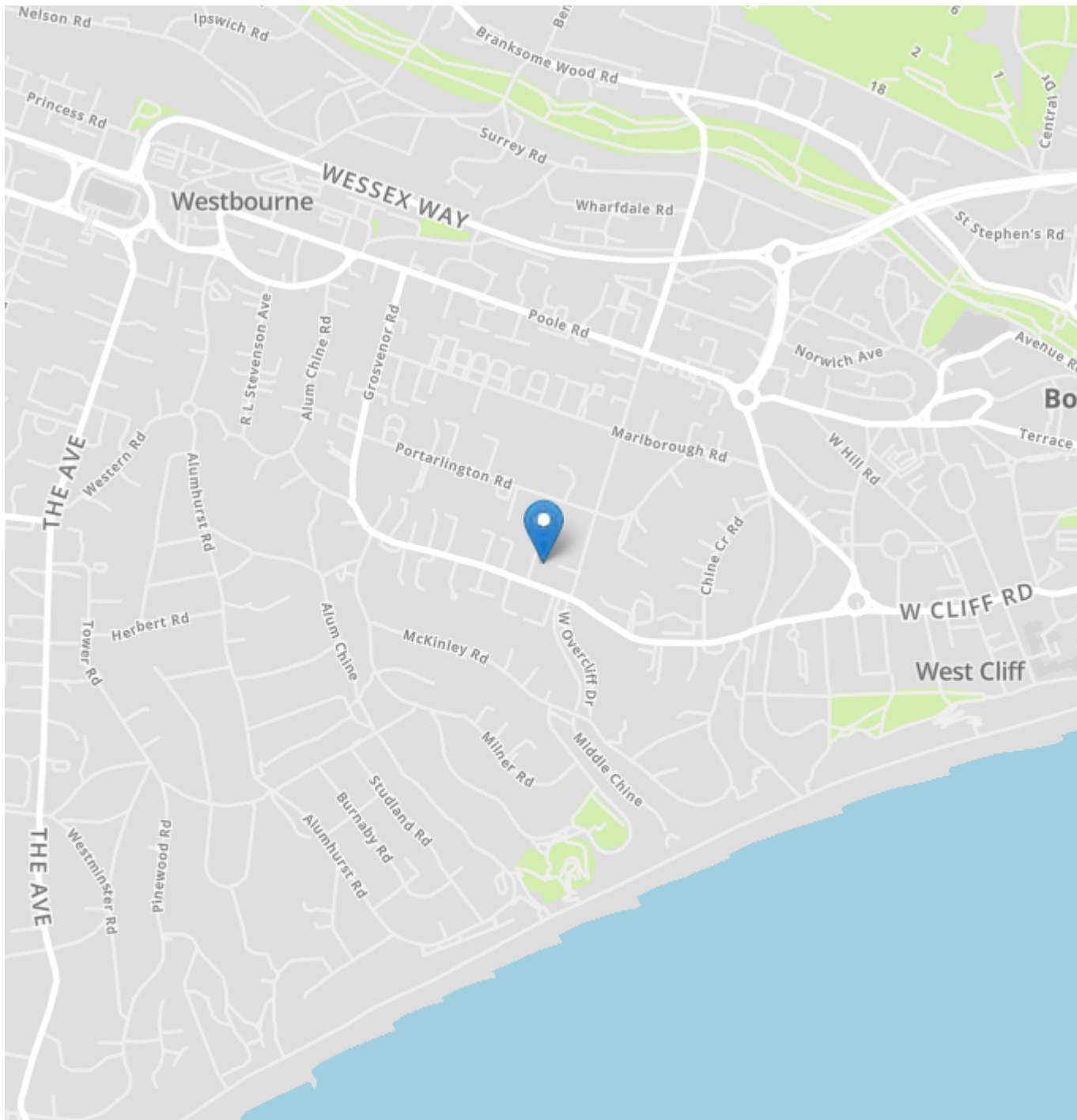


## **About Mays**

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 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.

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