

For sale in conjunction with Town & Country Property Auctions:

Tower Court, 14 West Cliff Road, Bournemouth BH2 5HA

Guide Price £175,000 Share of Freehold

MAYS
ESTATE AGENTS





Property Summary

Guide Price £175,000 + fees

In conjunction with our auction partners, Town & Country Property Auctions are delighted to offer for sale by public auction this exceptional 5th floor apartment with two bedrooms & fantastic views, situated in West Cliff next to the beach and on the edge of Bournemouth Town Centre - NO CHAIN.



Key Features

- Two double bedrooms
- One large reception room
- Share of Freehold
- Underground parking
- Annual service charge £3996
- Council Tax Band C
- Rental value per month £1350
- 56 day completion



About the Property

For sale in conjunction with our auction partners, Town & Country Property Auctions. Please contact Town & Country on 01202 143399 for more information and to register for the auction. The property will be entered into our 15th May auction which is held online and starts at 10am. You must register to bid and download the legal pack - registration is now open.

This exceptional two double bedroom apartment with fantastic views is available to view immediately - NO CHAIN.

On entering the development there is an impressive communal entrance hallway with elevator access to all floors. The entrance hallway of the property has built in storage and leads to the generous living/dining room. Not only is the living/dining a superb size, but it is also flooded with light from windows on two sides and a mezzanine level which provides a lovely viewing platform from which you can enjoy far reaching views over Bournemouth and beyond and sea glimpses.

The kitchen is fitted with a range of units and integrated appliances and again enjoys the far-reaching views.

Both bedrooms are comfortable doubles which are serviced by a bathroom. There is also the benefit of a further toilet/cloakroom which makes this ideal for visiting guests or dual occupancy tenants/lodgers.

Note: The current service includes heating and hot water, and our valuation has taken the cost of the service charge into consideration. We have also considered the service charge when assuming the rental return and this still could provide a potential return of 7% (subject to variation with the letting market).

Tenure: Share of Freehold Council Tax Band: C

Buyers Premium

* Buyers Premium Applies

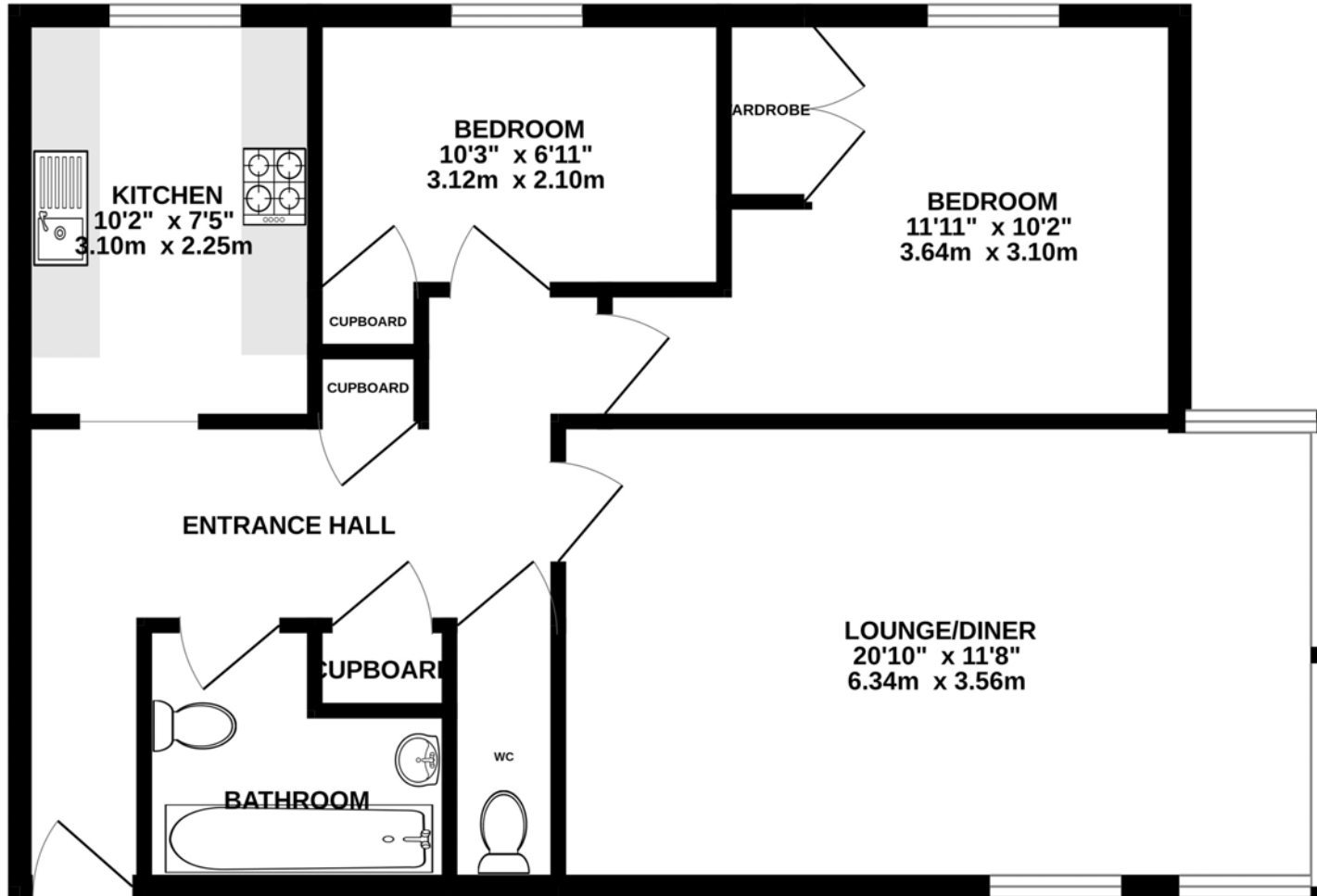
PRE-AUCTION OFFERS ARE CONSIDERED The seller of this property would consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but not limited to, the special auction conditions which can be viewed within the legal pack, the 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 on 01202 143399.

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.



FIFTH FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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

Bournemouth's miles of sandy beaches is at your fingertips, offering sunny days at the beach or a winter walk along the promenade. Also a stone throw away is Bournemouth Town Centre with its parade of shops, perfect for some retail therapy, multiple restaurants for fantastic dining, and Bournemouth's new BH2 complex. Access to the rest of the UK for a short break away is easy with Bournemouth Train Station only 2 miles away with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo.

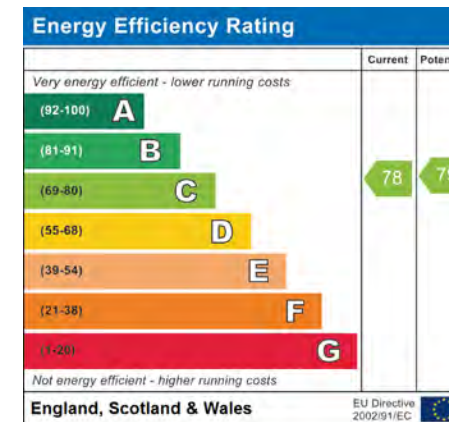
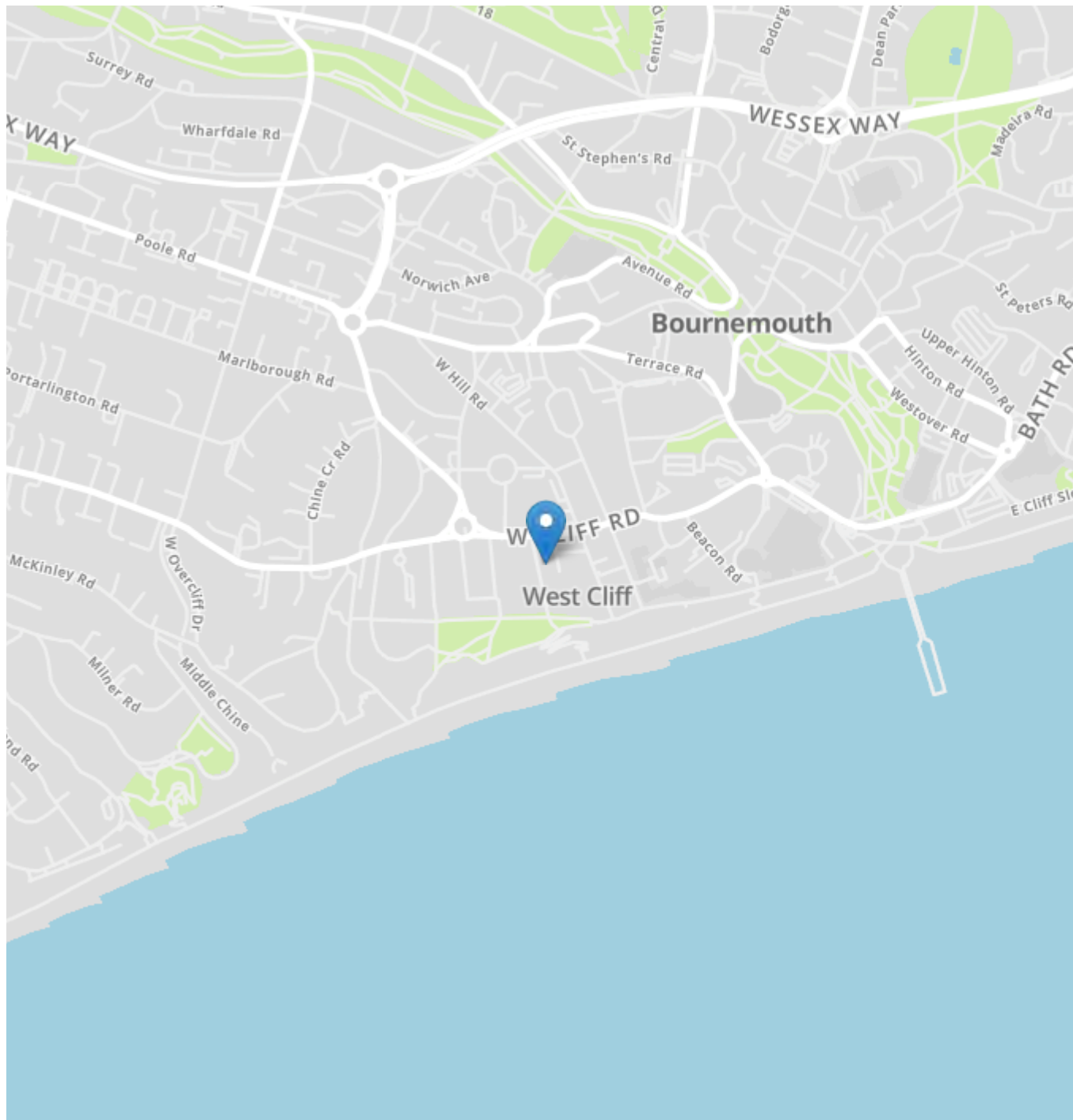


About Mays

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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