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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>		
(55-68)	<b>D</b>		63
(39-54)	<b>E</b>	35	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan



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## 121 Admirals Walk West Cliff Road, Bournemouth, Dorset BH2 5HF

£525,000

### The Property

A stunning penthouse apartment set in a fabulous location with direct access to the Overcliff leading to the stunning golden sandy beaches. Admirals Walk is one of Bournemouth's iconic purpose built blocks with 24 hour Concierge, the apartment is positioned at the southern end of this cliff top development and boasts sea views over Bournemouth, the Isle of Wight and to Sandbanks and the Purbecks beyond. The apartment itself affords extensive accommodation to include a generous sitting/dining room, modern kitchen, utility room, enclosed sun room, balcony, master bedroom with en-suite and dressing area, two further bedrooms and principal bathroom. Furthermore, there is a lock up garage, with a second garage available by separate negotiation.

Occupying a fantastic spot on the West Cliff with miles of golden sandy beaches and promenade on your doorstep. Bournemouth town centre is a short walk away and has an abundance of shops and leisure pursuits and the bustling village of Westbourne which offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall is also close to hand.

### ENTRANCE FOYER

With 24 hour Concierge service providing excellent levels of security.

### ENTRANCE HALL

With access through to the lounge/dining room, kitchen and utility room.

### KITCHEN

9' 10" x 9' 10" (3.00m x 3.00m) Fitted with a range wall and base units with work surfaces over, inset sink, built in oven and hob, window with views to Bournemouth seafront.

### LOUNGE

19' 9" x 19' 0" (6.02m x 5.79m) A fantastic room enjoying sea views with outlook over Bournemouth, towards the Isle of Wight and on the other side to Sandbanks and the Purbecks.

### UTILITY ROOM

Space for washing machine and tumble dryer.

### SUN ROOM

18' 8" x 12' 2" (5.69m x 3.71m) With stunning views to Sandbanks and the Purbecks. Door through to inner hallway.

### BALCONY

With impressive views.

### MASTER BEDROOM

18' 8" x 12' 10" (5.69m x 3.91m) With sea views, access to dressing room and en-suite.

### DRESSING ROOM

11' 6" x 5' 7" (3.51m x 1.70m)

### EN-SUITE BATHROOM

11' 10" x 5' 7" (3.61m x 1.70m) Suite comprising bath, w.c. and wash hand basin.

### BEDROOM TWO

11' 10" x 9' 10" (3.61m x 3.00m) With sea views, built-in wardrobes.

### BEDROOM THREE

10' 0" x 9' 10" (3.05m x 3.00m) With sea views, built-in wardrobe.

### BATHROOM

Suite comprising bath, wash hand basin and w.c.

### LOCK UP GARAGE

A lock up garage is conveyed with the apartment. There is the possibility of an additional garage (on a separate lease) to purchase, by separate negotiation if of interest.

### TENURE - LEASEHOLD

Length of Lease - We are advised there is circa 979 years remaining  
Maintenance - Approximately £7,000 per annum which includes contribution to reserve fund, insurance, water rates and 24 hour Concierge.

### COUNCIL TAX - BAND G