

FOR SALE

Apartment C, 9 Greensleeves,
Milner Road, West Cliff,
Bournemouth, Dorset BH4 8AD



PHILIPPA SOLE



£575,000

Cliff top location

Exclusive gated development

Short downhill stroll to the sea

Perfect as main or second home

Ground floor with private terrace

2 double bedrooms - one ensuite & additional bathroom

Exceptional presentation

Garage and additional off road parking

Council Tax Band F - £3102.30

Maintenance charge £1685 pa

Share of Freehold

About this property

An opportunity to purchase an exceptionally well presented 2 double bedroom ground floor apartment, positioned on a much sought after West Cliff location. This elegant apartment forms part of the exclusive gated Greensleeves development. Close to all transport links, shopping facilities, local entertainment and most importantly 7 miles of golden award winning beach.

On entering the apartment you are immediately aware of the high ceilings which amplify the sense of space, the well proportioned accommodation and private patio simply add to the charm of this apartment. The lounge/dining room as with the rest of the apartment is flooded with light, the lounge area has a stylish floor to ceiling fitted book/display shelving and the focal fire gives this area a cosy feel. From the dining area there is direct access via patio doors to a expansive private terrace, which in turn leads to the communal lawned grounds for all owners to enjoy. The contemporary kitchen / breakfast room has been extensively upgraded by the present owners, with an abundance of storage and quality integrated appliances. The breakfast area is well defined within a large bay alcove. The principal bedroom has fitted wardrobes and benefits from a luxurious en suite shower room with the family bathroom servicing the second bedroom.

Outside, the apartment has the benefit of a private garage plus surface visitors parking. Beautifully maintained grounds with the added bonus of a private gate short cut to the Middle Chine and beach beyond, for the exclusive use of Greensleeves residents.

Location

Located in an enviable position, close to the local beach at Middle Chine, which forms part of the seven miles of award-winning beaches for which this area is renowned. The village of Westbourne is just over a kilometre walk away, with its bustling selection of restaurants, cafés, boutique shops as well as larger chains such as an M&S Food hall and Starbucks. Nearby is Bournemouth Railway Station, which provides a direct line into London Waterloo in approx. 2 hours. For wider shopping needs, Bournemouth and Poole are accessible via local bus routes.





This Floor Plan is for guidance only and is NOT to SCALE
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	75
England, Scotland & Wales		EU Directive 2002/91/EC	

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