



**102 Admirals Walk, West Cliff Road,  
Bournemouth, Dorset, BH2 5HF  
Price Guide £450,000 Share of Freehold**









## Property Summary

Three bedroom apartment situated in a highly sought after location in West Cliff, with beautifully elevated treetop views and underground garage.



## Key Features

- Superb outlook over treetops and manicured gardens
- Wrap around South/West facing balcony
- Three bedrooms with fitted wardrobes
- Generous living accommodation
- Open entrance hall
- Modern electric radiators
- West Cliff location, easy access to golden beaches
- Underground garage and two storage cupboards
- Share of Freehold
- 999 year lease from 2002
- Service Charge £1,793 per quarter



## About the Property

Situated on the South return, lift access to the fourth floor.

Upon entering the property is a generous entrance hall with fitted cupboards and double doors leading through to the living room. Offering a beautiful dual aspect and extremely light aspect, the living room benefits from floor to ceiling windows with sliding doors onto the wrap around balcony. The balcony has beautiful outlook onto the well tended communal gardens and looks over the treetops.

The kitchen has a range of eye and low level cupboards, integrated electric oven and five ring gas hob with extractor above, integrated fridge/ freezer, dishwasher and washing machine. Within the kitchen is space for a breakfast table, further storage cupboard and floor to ceiling window. There are three bedrooms, master with en-suite bathroom with fully tiled walls. All bedrooms benefit fitted wardrobes and pleasant outlook. The main shower room has fully tiled walls and there is a separate WC.

There are two storage cupboards, one on the main landing on the fourth floor and the second in the basement, there is an allocated underground garage.

Superb outlook over treetops and manicured gardens

Wrap around South/West facing balcony

Three bedrooms with fitted wardrobes

Generous living accommodation

Open entrance hall

Modern electric radiators

West Cliff location, easy access to golden beaches

Underground garage and two storage cupboards

Share of Freehold

999 year lease from 2002

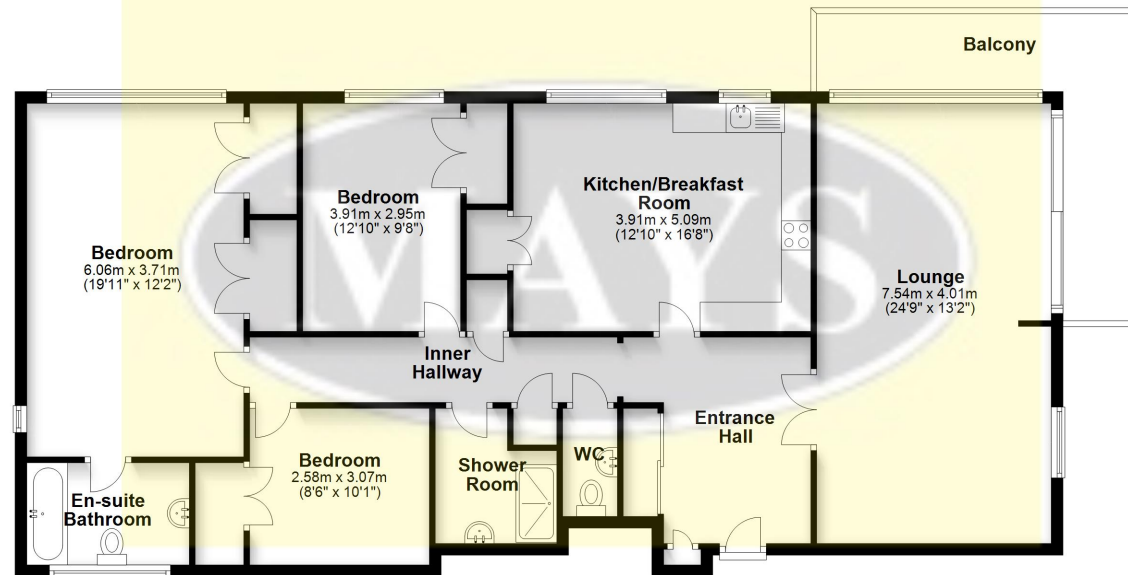
Service Charge: £1,793 per quarter





### Fourth Floor

Approx. 147.0 sq. metres (1582.7 sq. feet)



Total area: approx. 147.0 sq. metres (1582.7 sq. feet)

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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. 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.



## About Mays

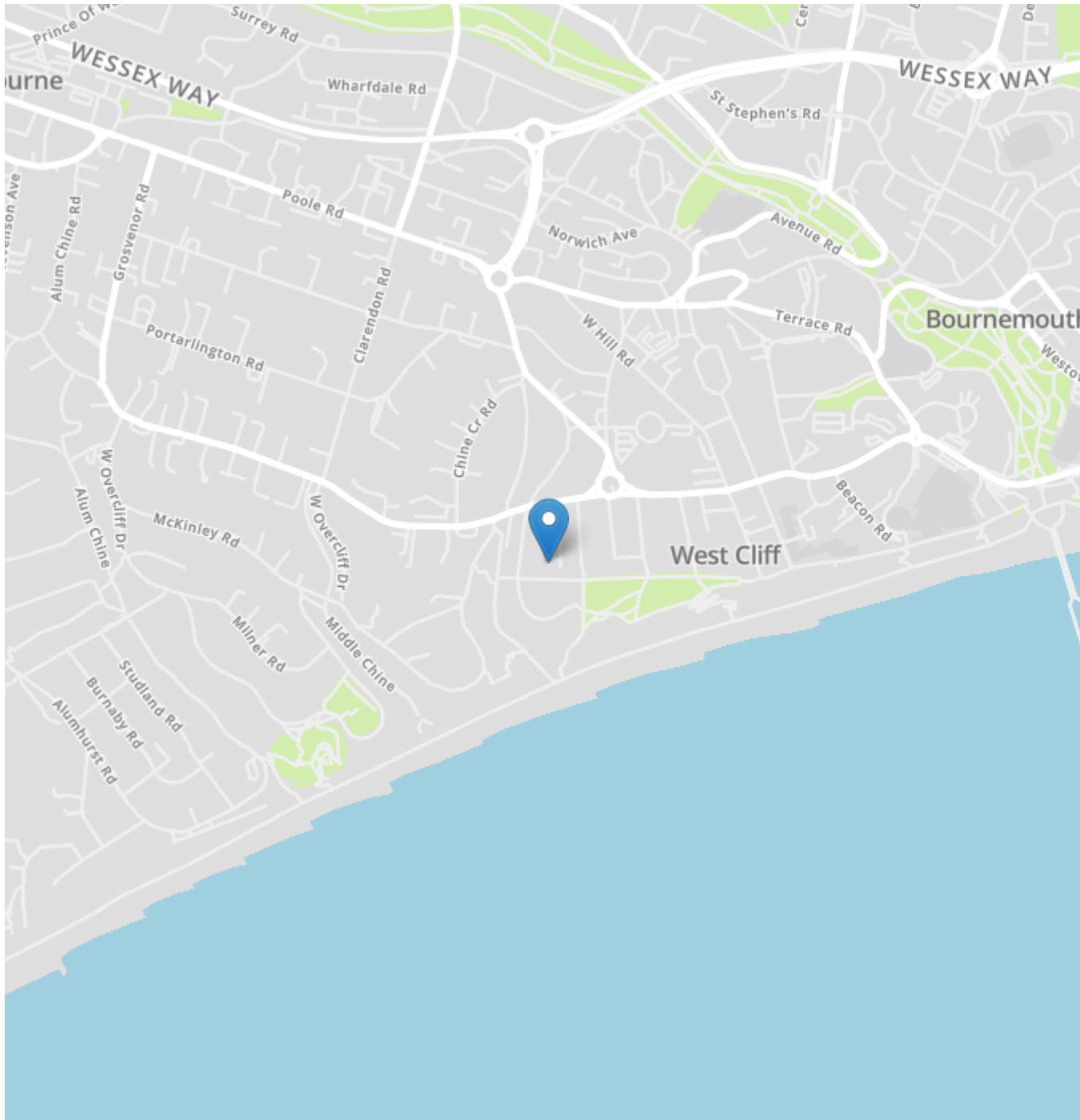
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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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.
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**New Developments (where applicable)**

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