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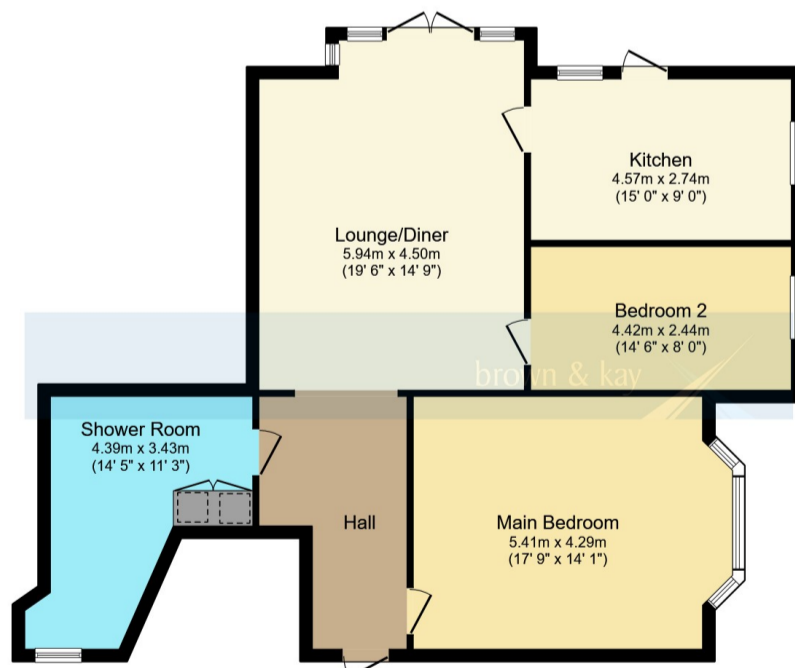
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Flat 4 Westcliffe Lodge 4 McKinley Road, West Cliff BH4 8AQ

£525,000

The Property

Brown & Kay are delighted to market this truly stunning garden apartment positioned on the ground floor to the rear of this imposing period building. This unique home retains many of its architectural features whilst combining a tasteful interior with modern updates such as a beautifully and recently fitted kitchen with integrated appliances, and a stylish newly fitted shower/wet room, both of which add contemporary comfort to this property. The generously proportioned accommodation features an impressive living room with full width alcove window and French doors, and a 17' master bedroom also featuring an alcove bay window, there is also a good size second bedroom with built-in wardrobe. A standout feature of the home is the fabulous private garden which enjoys a southerly aspect with established surround, large covered sun terrace and storage shed. With an allocated parking space, a share of the freehold and pets permitted subject to the terms of the lease, this would make a wonderful main home or holiday home alike.

The West Cliff is a highly sought after area moments from wooded Chine walks which meander directly down to miles upon miles of glorious sandy beaches, perfect for a relaxed paddle-boarding session or a refreshing dip. Take a leisurely stroll either way along the promenade to Bournemouth town centre and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. Westbourne with its laid back ambiance is within a comfortable walking distance and there you can enjoy the eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

AGENTS NOTE - PETS

Pets are permitted within the lease, please see the terms therein - we hold an extract on file please refer to our office or Rightmove (shown as an image).

COMMUNAL ENTRANCE

Feature entrance with secure entry phone system.

RECEPTION HALL

14' 1" x 8' 5" (4.29m x 2.57m) On entering the apartment you are greeted with a large hallway with wood flooring and high ceilings.

LIVING/DINING ROOM

19' 6" x 14' 9" (5.94m x 4.50m) An impressive room featuring high ceilings and alcove with French doors opening on to the garden, feature fireplace with surround and mantel, stripped wood flooring, two radiators.

KITCHEN

15' 2" x 9' 1" (4.62m x 2.77m) Beautifully appointed and equipped with a range of wall and base units with contrasting quartz countertops, pull-out refuse and recycling cabinet, fitted BOSCH wall oven and combination microwave/air fryer/oven, integrated fridge/freezer, gas cooktop, BOSCH dishwasher, feature flooring, door to private garden.

BEDROOM ONE

17' 9" x 14' 1" (5.41m x 4.29m) Featuring high ceiling and bay window with alcove, two radiators.

BEDROOM TWO

14' 6" x 8' 0" (4.42m x 2.44m) Double glazed window to the side, built-in wardrobe, radiator.

STYLISH SHOWER/WET ROOM

A stylish room, newly fitted with large walk-in shower area; rain and handheld shower heads, low level w.c., wall hung vanity unit and medicine cabinet with LED lighting. Adjoining laundry area with Samsung washing machine and tumble dryer that convey with the property.

SOUTHERLY FACING PRIVATE GARDEN

A fabulous addition to the home is the stunning, and more than generous private garden which enjoys a mature and established backdrop with a mix of trees, hedgerow and planting. Immediately abutting the home is a covered sun terrace which provides a generous space for alfresco entertaining, the paving wraps round to the side of the property with storage shed, the remainder is laid to a large area of lawn.

ALLOCATED PARKING SPACE

An allocated parking space is conveyed with the apartment.

SHARE OF FREEHOLD

Length of Lease - 999 years from 11th June 1997
Maintenance - £1,575.00 per annum

COUNCIL TAX - BAND B