

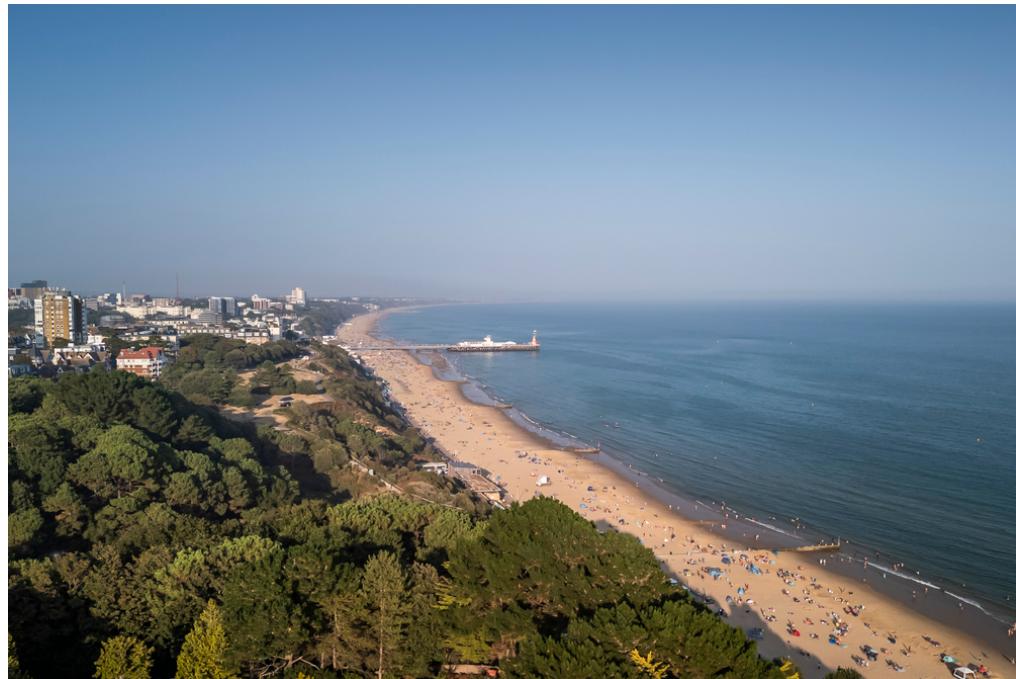


Durley Gardens, West Cliff BH2 5HS



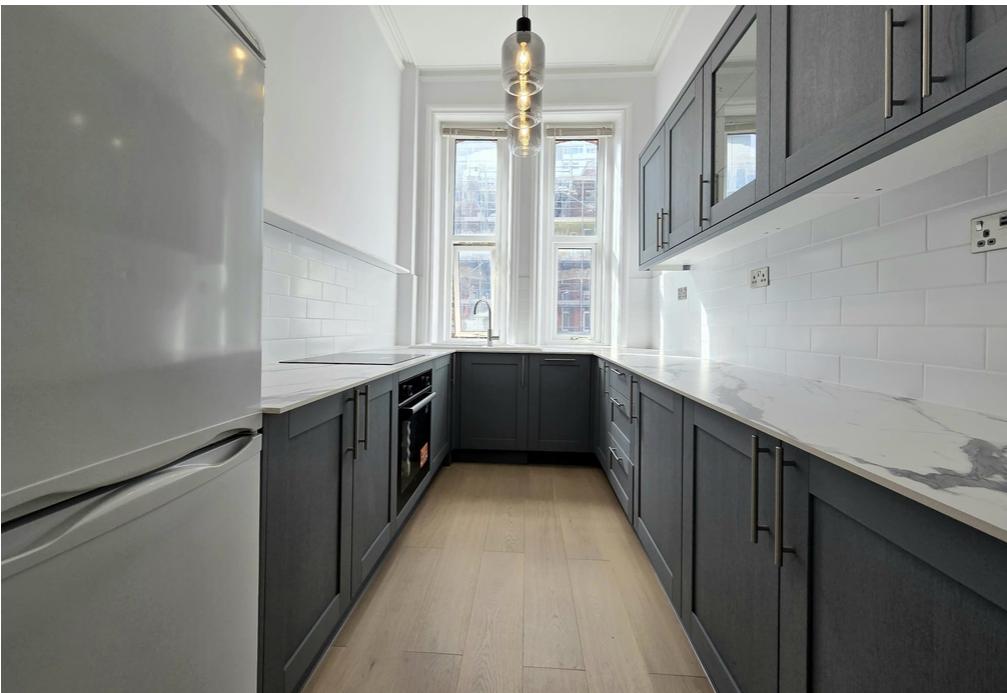
Property Summary

We are pleased to present this delightfully spacious, two-bedroom, two ensuite apartment on the West Overcliff, moments from the Blue flag beaches, inclusive of water and hot water. Set in the heart of Durley Chine, this beautifully appointed first-floor apartment offers elegant coastal living just a short stroll from award-winning beaches.



Key Features

- Two double bedroom first floor apartment
- Lift & stairs access to all floors
- Large light living room
- Well appointed kitchen
- Two ensuite shower rooms
- West Cliff location, easy access to golden beaches
- Walking distance of Bournemouth town centre
- Newly refurbished
- Close to Bournemouth Beach
- Rent inclusive of water and hot water



About the Property

Located on Bournemouth's highly desirable West Cliff and within easy reach of Bournemouth's town centre. As well as its enviable location the apartment is also offered with access to a resident only car park (permit required) available on a first come, first served basis.

This spacious first-floor apartment can be accessed via the stairs or a lift and offers well-planned accommodation throughout. The welcoming entrance hallway leads through to a bright lounge area, separate kitchen and both bedrooms with ensuite shower rooms. The contemporary fitted kitchen is equipped with a comprehensive range of units and integrated appliances, including a dishwasher, free standing fridge/freezer, washing machine and electric oven with induction hob. The property also benefits from electric heating throughout.

Council tax Band: C

Material Information:

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: None

Flood, erosion or coastal risk: None

Heating type and fuel: Electric heating, no gas

Water supply/sewerage details: Mains & included in the rent

Planning proposals or local development that may affect the property: N/A

Floor level (if within a building): First floor

Unavailable to pets

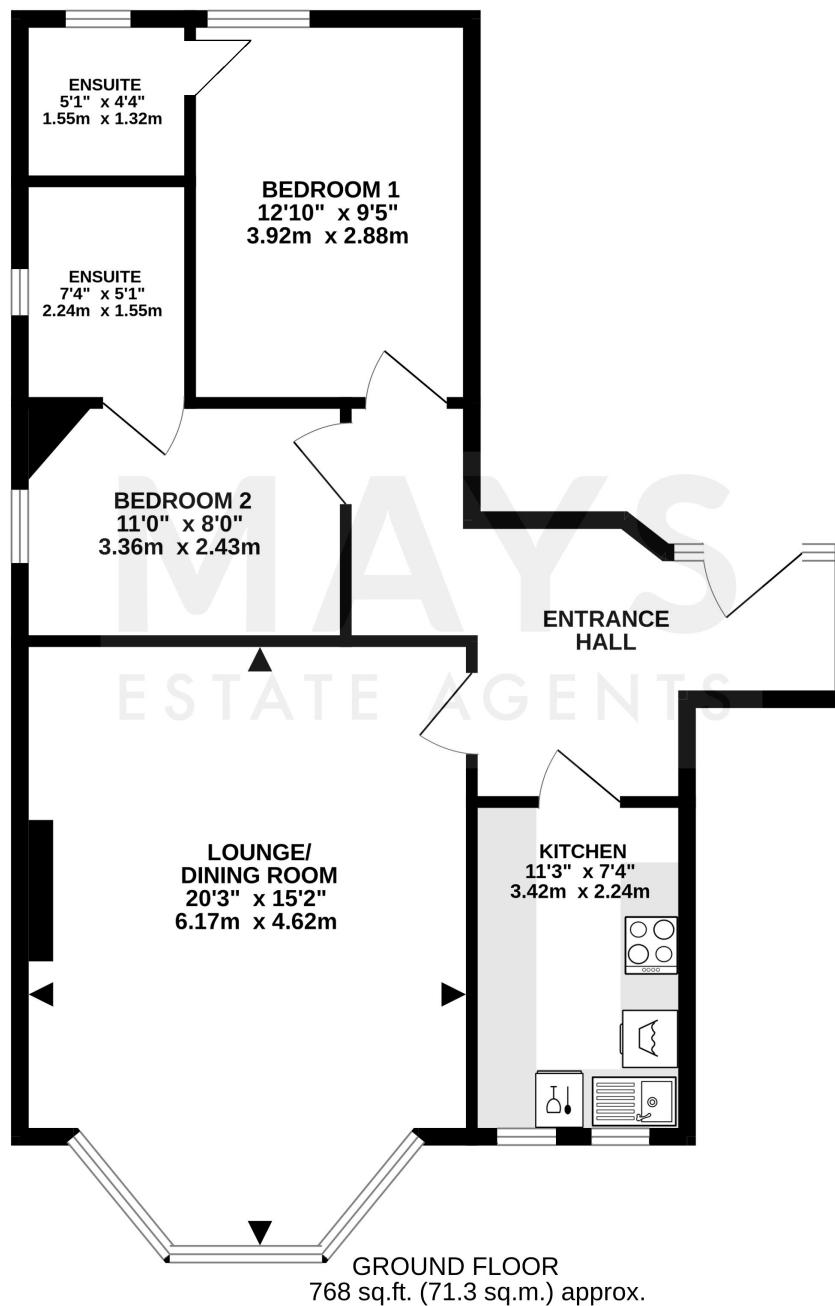
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TOTAL FLOOR AREA : 781sq.ft. (72.6 sq.m.) approx.

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 are at your fingertips, offering sunny days at the beach or a winter walk along the promenade. Also a stone's 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.

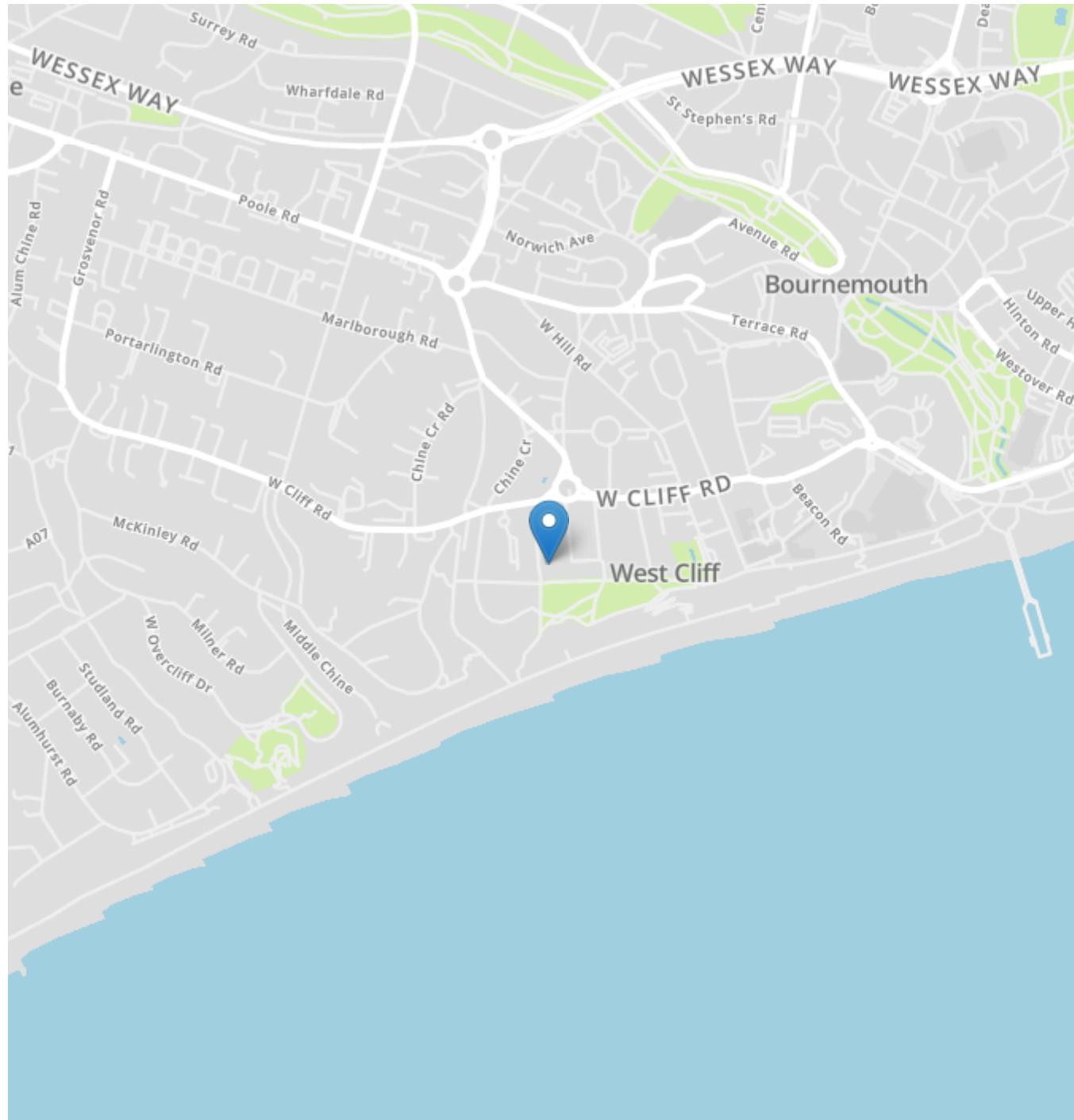


About Mays

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 and letting property for more than 30 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 so long.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		37
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Mays Lettings

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