

Eversleigh

48 West Cliff Road, Bournemouth BH4 8BB

Guide Price £525,000 Share of Freehold

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Property Summary

A newly renovated and stunning two double bedroom, two bathroom first floor apartment. Enjoying a southerly aspect, private balcony terrace, a share of the freehold and a private garage. Perfectly positioned on Bournemouth's West Cliff near local chines and Westbourne Village



Key Features

- Newly renovated apartment
- High level of finish throughout
- Two double bedrooms
- Two luxury bathrooms
- Feature open plan living/dining room
- Quality fitted kitchen
- Private south-facing balcony
- Separate office space
- Share of the freehold
- Garage



About the Property

This stunning apartment can be located via communal stairs or a lift to the first floor. On entry, a spacious entrance hall greets you and leads to the main living accommodation.

A real feature of this apartment is the main living/dining space which has been skilfully created to enjoy two well defined areas for soft seating and dining, complimented by zoned feature ceiling lighting and direct access outside to the private south-facing balcony terrace.

The high-quality kitchen is accessed via the main entrance hall as well as the dining room and offers a full array of storage cupboards and quality integrated appliances. This space also enjoys hard flooring, feature lighting and quality stone worktops.

The two double bedrooms are well positioned to offer a degree of separation from the main living areas. The main bedroom suite features fitted wardrobes plus a private walk-in wardrobe and a luxury ensuite shower room. Bedroom two also features fitted wardrobes as standard and across the hall is a useful office space and modern family bathroom completing the accommodation on offer.

Externally, the property enjoys a sunny south-facing aspect and a private balcony, as well as use of the manicured gardens surrounding the development. A private garage and resident parking are also conveyed with this property.

Tenure: Share of Freehold

Management Company: Eversleigh Flats Management Co Ltd

Service charge: £3,260.00 in total, payable half yearly Ground rent: £5.00 per annum

Council Tax Band: E (BCP Council)

This development is reserved exclusively for residents therefore holiday lets are not permitted.

Pets are not permitted except if visiting

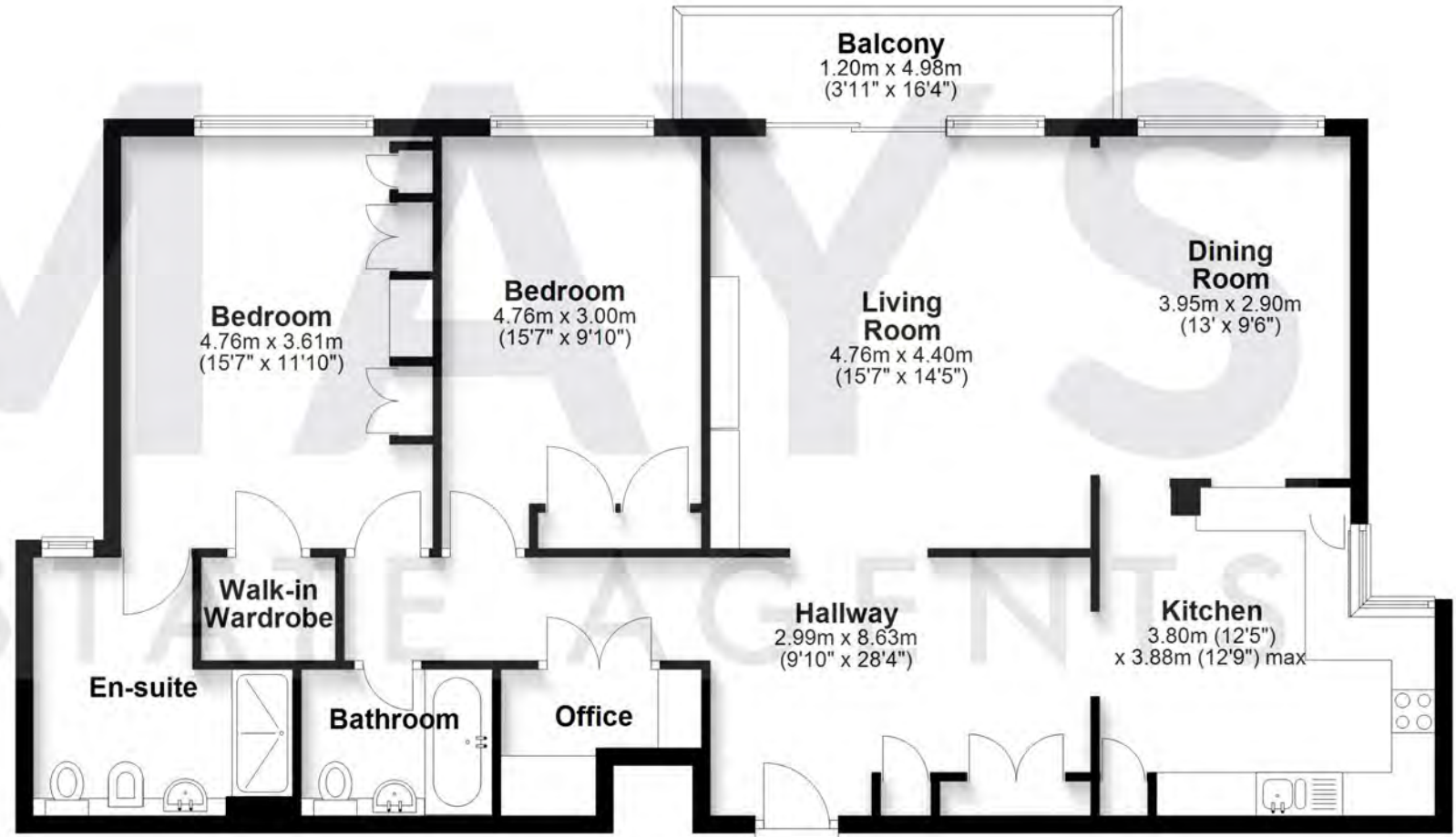
Agents note: The development had a new main flat roof in 2024 which has a 25 year insurance



First Floor

Main area: approx. 116.0 sq. metres (1248.5 sq. feet)
Plus balconies, approx. 6.0 sq. metres (64.3 sq. feet)

Garage
Approx. 16.6 sq. metres (178.5 sq. feet)



Main area: Approx. 132.6 sq. metres (1427.0 sq. feet)
Plus balconies, approx. 6.0 sq. metres (64.3 sq. feet)



About the Location

Situated in the highly prestigious location of West Cliff, located within a few minutes' walk of the town centres 7 miles of award-winning sandy beaches. The property is a short distance from Bournemouth's vibrant range of shops, theaters and restaurants. The town hosts the Russell Cotes Art Gallery & Museum and the Bournemouth Natural Science Museum. There are also excellent transport links nearby.

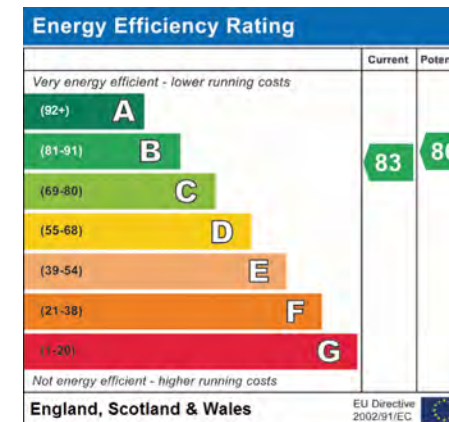
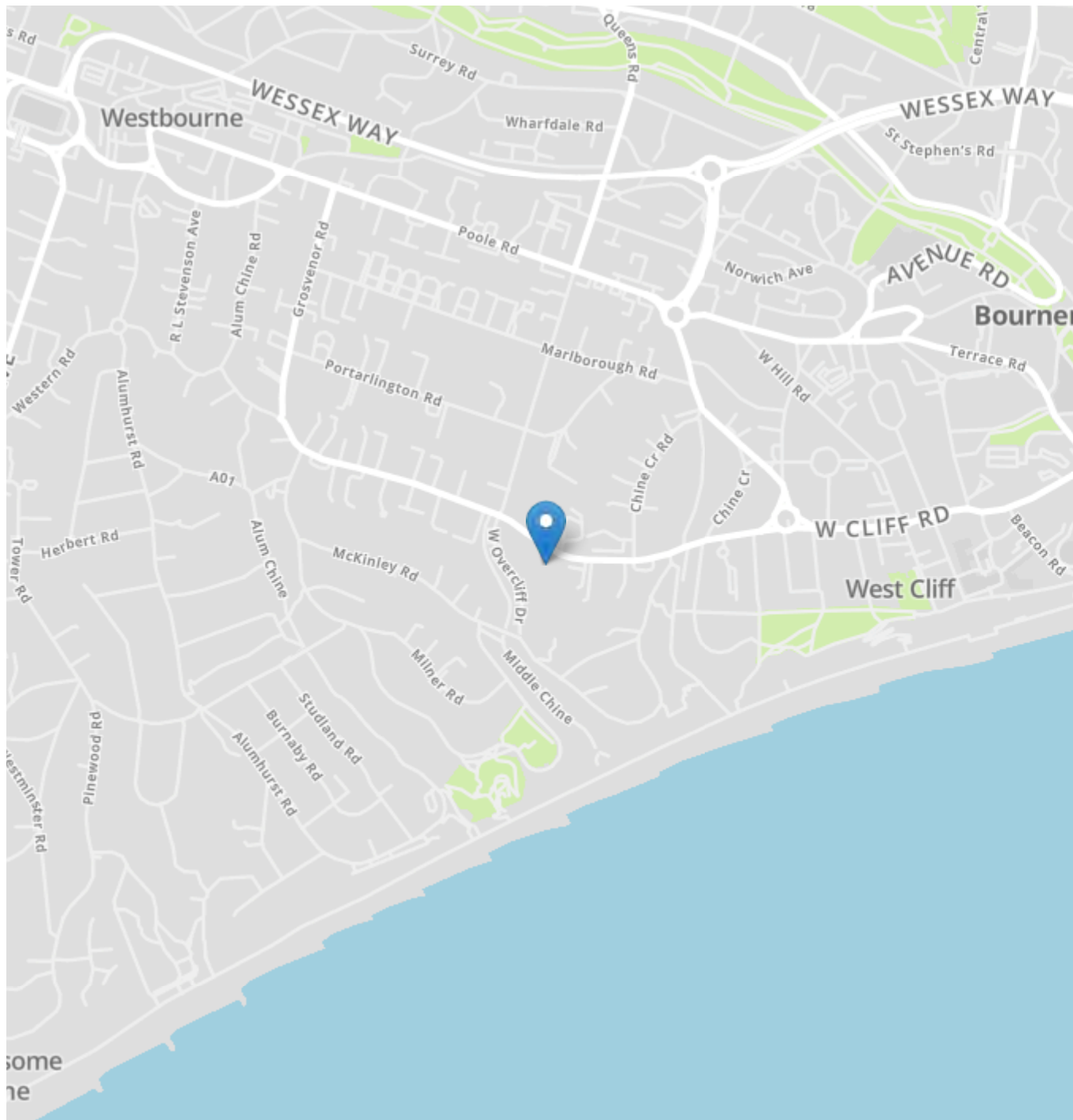


About Mays

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We have been successfully selling clients homes 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.



IMPORTANT NOTICE

Mays and their clients give notice that:

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.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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