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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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## Flat 12, Mildenhall, 25 West Cliff Road, Bournemouth BH4 8AX

£265,000

### The Property

Located in this sought after position on the West Cliff is this spacious two bedroom apartment. The home occupies a second floor position with generous accommodation and in brief comprises a spacious entrance hall, lounge with access to balcony with sunny aspect, kitchen, two double bedrooms and bathroom with separate w.c. There is also the added advantage of an allocated parking space and no forward chain.

Mildenhall is well positioned to take advantage of both Bournemouth town centre and Westbourne village, Bournemouth offers a comprehensive range of shopping and leisure pursuits whereas Westbourne has a more laid back ambiance with an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Golden, sandy beaches are within a leisurely stroll and there you can enjoy a walk along miles of promenade which stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

### AGENTS NOTE - PETS

We are advised Mildenhall is pet friendly upon application/consent.

### COMMUNAL ENTRANCE HALL

Secure entry system with lift access to the second floor apartment.

### SPACIOUS ENTRANCE HALL

A spacious hallway with a useful step inside storage cupboard.

### LOUNGE

15' 10" x 12' 11" (4.83m x 3.94m) With large window and access to the balcony.

### KITCHEN

12' 10" x 9' 5" (3.91m x 2.87m) Fitted with a range of wall and base units with work surfaces to include a fitted oven and hob, space for additional appliances. Large window allowing natural light to flood the room, space for small table and chairs.

### BEDROOM ONE

15' 9" x 11' 10" (4.80m x 3.61m) With fitted wardrobes with mirrored doors.

### BEDROOM TWO

13' 4" x 9' 11" (4.06m x 3.02m) Fitted wardrobes.

### BATHROOM

Suite comprising bath with electric shower above, vanity wash hand basin unit, electric towel radiator, frosted window.

### SEPARATE W.C.

Low level w.c. and corner wash hand basin.

### COMMUNAL GROUNDS

Well tended communal grounds

### ALLOCATED PARKING

One allocated parking space is conveyed with the property, visitor parking is available.

### TENURE -

Length of Lease - Approximately 88 years remaining

Service Charge - £3,925.56 including reserve fund contribution

### COUNCIL TAX - BAND C