

Admirals Walk  
West Cliff Road, Bournemouth BH2 5HH

Guide Price £425,000 Share of Freehold





## Property Summary

A well-presented three-bedroom apartment with breathtaking sea views and spacious accommodation throughout. The property enjoys an enviable location moments from both Bournemouth and Westbourne and the development has a pathway that leads directly to the beaches of Durley Chine.



## Key Features

- Communal entrance with reception area and elevators to all floors
- Large private entrance hallway
- Kitchen, dining and lifestyle room with sea views
- Principal bedroom with ensuite bathroom
- Two further double bedrooms
- Family bathroom
- Separate cloakroom
- South-facing balcony
- Well-tended communal gardens



## About the Property

On entering the property, you are immediately impressed by a large hallway that leads to an impressive reception room with plentiful space for lounging and dining. A balcony can be accessed from this room which makes the most of the incredible sea views. These views can also be enjoyed from inside the apartment. The modern fitted kitchen is open plan to the living accommodation and these areas combined give a tremendous line of sight and feeling of space.

The feeling of space continues in the principal bedroom which benefits from a generous ensuite bathroom. Two further double bedrooms complete the sleeping accommodation, and these are serviced by the main bathroom. There is also a further guest cloakroom. The balcony is retained with glazing and enjoys a Southerly aspect.

There is allocated secure garaging, and the well-tended communal gardens have a pathway that leads directly to the beaches at Durley Chine. A superb coastal apartment that truly embraces the essence of life by the sea.

Tenure: Share of Freehold

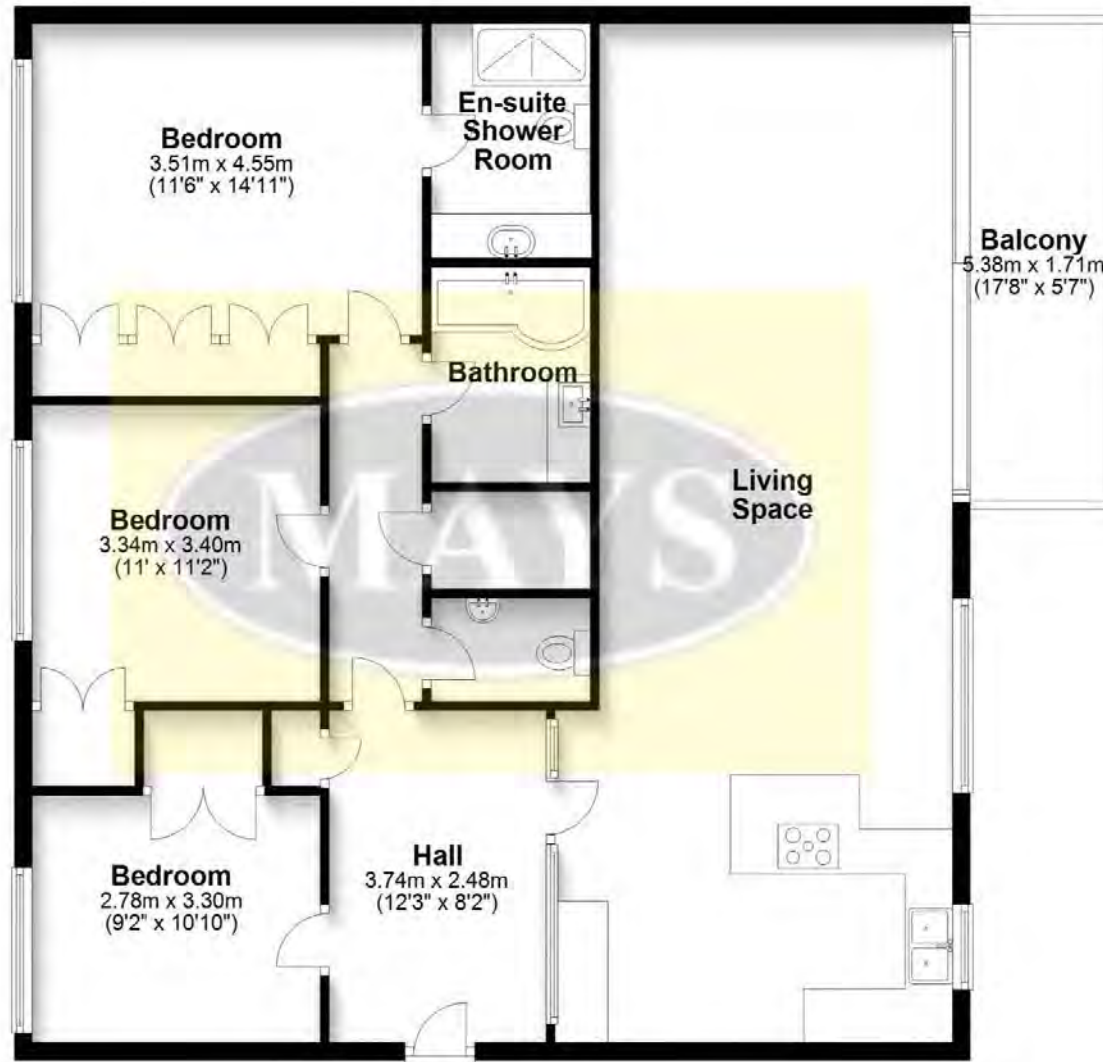
Service Charge: £7,364 per annum to include insurance, reserve fund contribution and in-house portage

Council Tax Band: E

Notes: The development is reserved for the exclusive enjoyment of residents, so pets and holiday lets are not permitted.



# 9th Floor



Total area: approx. 121.6 sq. metres (1308.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
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.

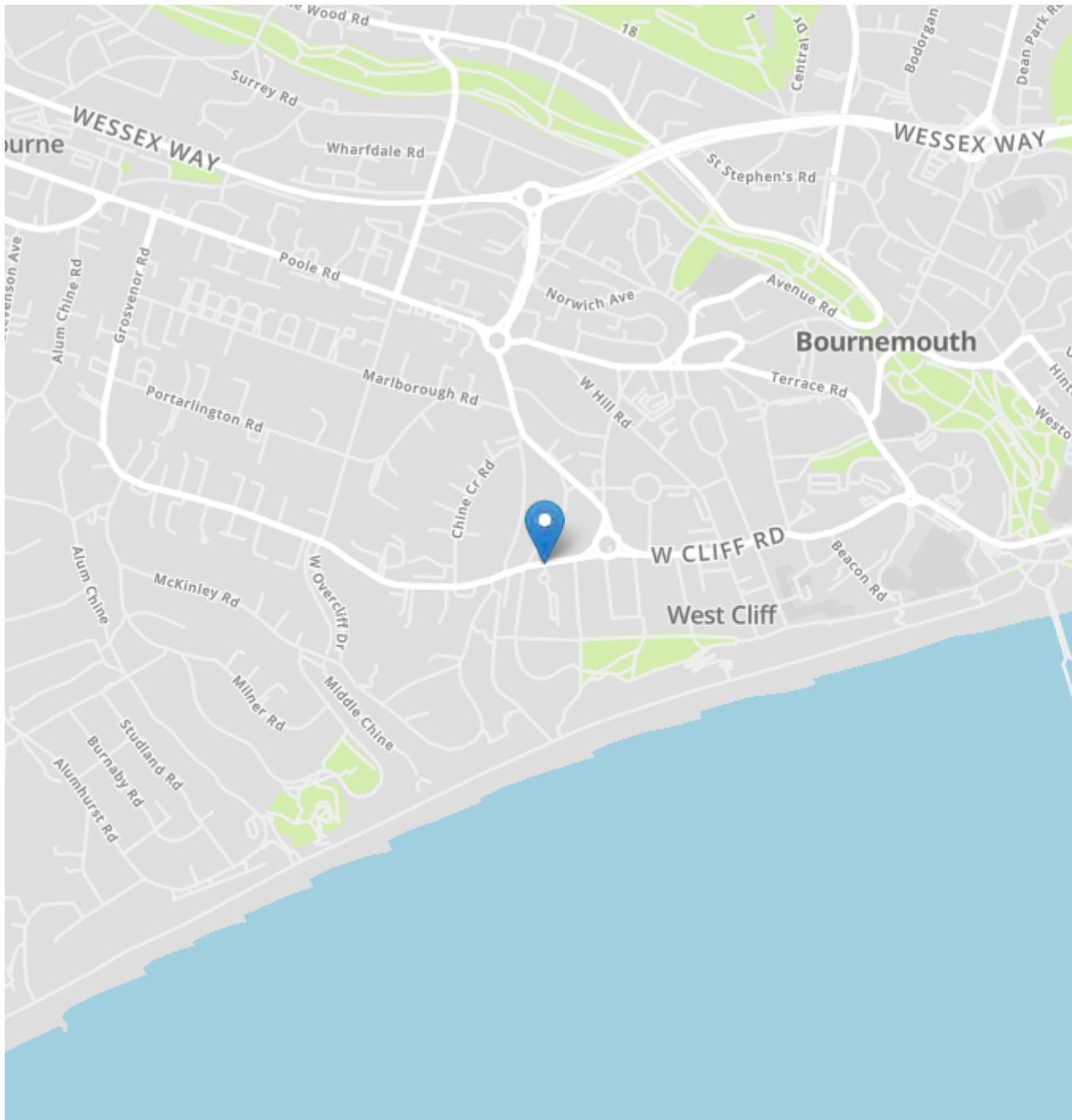


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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(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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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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