



West Cliff Road
Bournemouth, BH2 5HG

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**Offers In The Region
Of**

Hull
Gregson
Hull



West Cliff Road

Bournemouth, BH2 5HG

- Two Bedrooms
- Spacious Sitting Room
- Balcony Overlooking Delightful Communal Gardens
- Two Large Stores Included
- Underground Car Port
- No Onward Chain
- Lift Access and Impressive Communal Areas
- Sought After Location
- Beachfront Nearby
- Built-In Wardrobes





****SECOND FLOOR APARTMENT WITH BALCONY****

We are delighted to offer for sale this spacious and well-maintained two-bedroom second floor purpose-built apartment, ideally positioned in the highly desirable West Cliff Road area of Bournemouth. The property enjoys a peaceful setting within attractive communal grounds which offers Twenty Four hour concierge security service and benefits from double glazing, underground parking, and a large lockable walk-in storage cupboard located on the same floor.

Accessed via well-kept communal



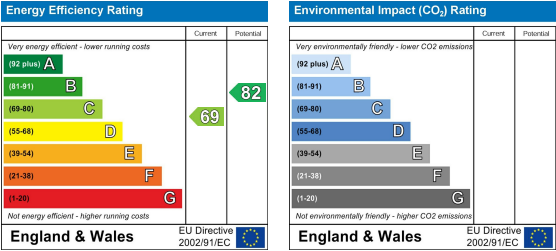
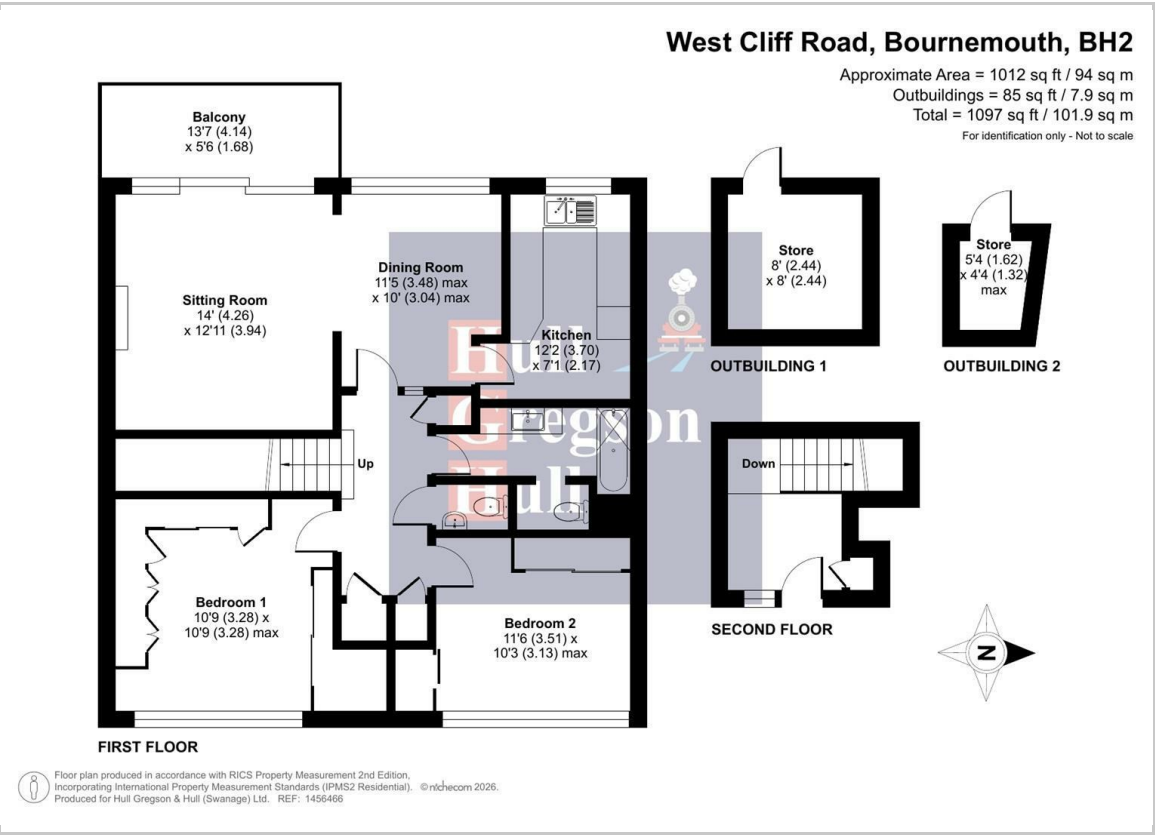
hallways with passenger lift access to the second floor, the apartment offers well-proportioned accommodation throughout. The welcoming entrance hallway provides ample built-in storage, including additional airing and utility cupboards.

The bright and airy lounge features a charming fireplace and direct access to a private balcony overlooking the beautifully landscaped communal gardens, creating an ideal space for relaxing or entertaining. A separate dining area flows seamlessly from the living room, enhancing the apartment's spacious feel. The modern fitted kitchen offers a range of wall and base units, integrated cooking appliances, and space for additional white goods, making it both practical and stylish.

Both bedrooms are generously sized doubles and benefit from fitted wardrobes and built-in storage solutions. The main bathroom is fitted with a contemporary suite incorporating a Jacuzzi bath with shower attachment and vanity storage, while a separate WC adds further convenience.

Externally, the development is surrounded by mature communal gardens, manicured lawns, decorative planting, and an attractive Koi pond. Residents also benefit from off-road parking areas and gated access leading towards Bournemouth's picturesque West Cliff.





Sitting Room
13'11" x 12'11" (4.26 x 3.94)

Balcony
13'6" x 5'6" (4.14 x 1.68)

Dining Room
11'5" x 9'11" (3.48 x 3.04)

Kitchen
12'1" x 7'1" (3.70 x 2.17)

Bedroom One
10'9" x 10'9" (3.28 x 3.28)

Bedroom Two
11'6" x 10'3" (3.51 x 3.13)

Shower Room

W.C

Two Stores

Car Port

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. The property includes a share of the freehold, with a long lease of approximately 975 years remaining. The annual service charge is approximately £5,600 per annum and includes buildings insurance, upkeep of the communal areas, communal gardens and lift. There is no ground rent payable due to owning a share of the freehold. Pets are not allowed but long terms rents are. No holiday lets.

Property type: Second Floor Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric Storage Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer.

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 of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.