



£1,800 PCM

25 McKinley Road, Westbourne, BH4 8AG



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## Property Details

Saxe Coburg are delighted to offer this unique three bedroom penthouse apartment with wow factor and lots of features. Spanning the whole top floor of a Grand Edwardian Character Building, this property offers extensive accommodation.

Spacious throughout and flooded with natural light from skylights and roof lanterns. Refurbished to a beautiful standard, complimenting the character of the property. Shaker style kitchen and Edwardian style bathrooms are of high quality. Many original features, particularly the communal entrance hall which has been renovated and restored showcasing a detailed ornate ceiling. The large landscaped grounds incorporates a pathway and private access to a lovely wooded walk leading to the sandy beaches of Bournemouth. McKinley Road is within a conservation area and leads onto West Over Cliff Drive from where breath taking sea views can be enjoyed.

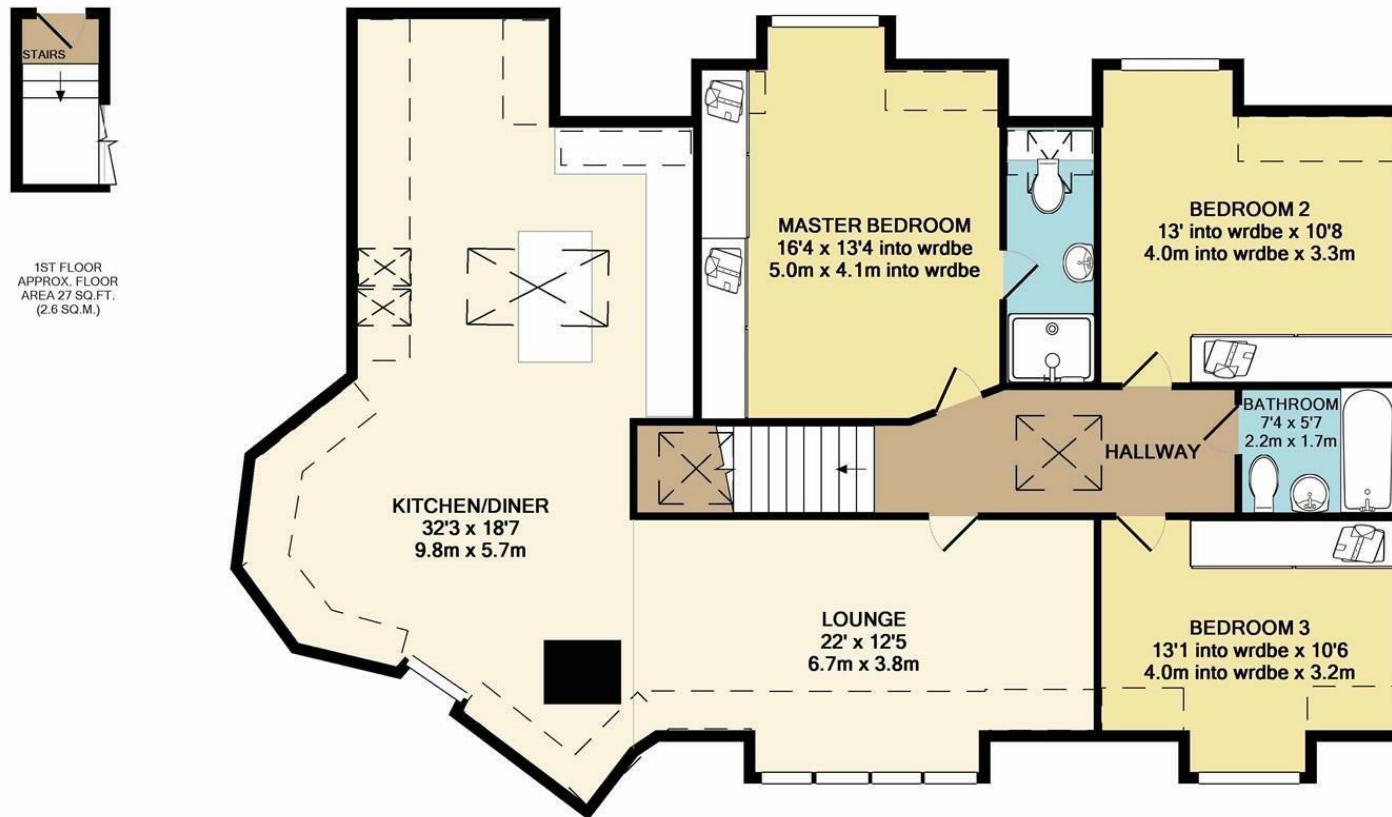
Bournemouth Town Centre and Westbourne are both easily accessible. BH2 Leisure Complex in Bournemouth offers numerous restaurants and a state-of-the-art 10 screen multiplex cinema. The smaller town of Westbourne has a choice of independent restaurants and boutique shops as well as a grade II listed undercover Victorian shopping arcade.

There is one allocated parking space with the property. No pets permitted. Council Tax Band F / EPC Rating B

Property available from November 2023

## FEATURES & SPECIFICATIONS

- Penthouse Apartment
- Three bedrooms all with built in storage
- Kitchen centre island unit with feature skylight above
- Shaker Style Kitchen with integrated appliances
- Edwardian Style Bathrooms
- Underfloor heating to bathrooms
- Close to the Cliff Top
- Private access to Middle Chine leading to the beachfront
- One Allocated Parking Space
- Easy access to Westbourne & Bournemouth town centre



2ND FLOOR APPROX. FLOOR AREA 1329 SQ.FT. (123.5 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1356 SQ.FT. (126.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



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