



Admirals Walk, Bournemouth, BH2

£165,000 *Leasehold*



A bright one bedroom apartment offering spacious accommodation set within a well established purpose built development benefiting from 24 hour porter service with parking and a sunny west facing balcony. An ideal home by the sea which is also a short level walk to both Westbourne and Bournemouth. Offered with vacant possession.

KEY FEATURES

- Second floor
- One double bedroom
- Lounge diner
- Fitted kitchen
- Bathroom & separate wc
- West facing balcony
- Vacant possession



Westbourne

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DESCRIPTION

Admirals Walk occupies an enviable position on the West Cliff and enjoys beautifully maintained communal gardens with direct and private cliff top access.

The apartment is situated on the second floor, which can be accessed via a lift or stairs. A private front door then leads into the entrance hall which has several storage cupboards and doors to principal rooms.

There is a good size lounge diner with large, sliding patio doors leading out onto the west facing balcony which enjoys tree and garden views. The kitchen is fitted with a range of base & eye level work units with space and plumbing for domestic appliances.

There is a good size bedroom with fitted furniture and large windows, which enjoy west facing views across the trees of the communal

gardens. The bathroom is tiled and comprises of a suite to include wash hand basin, bath and bidet. There is a separate WC.





LOCATION

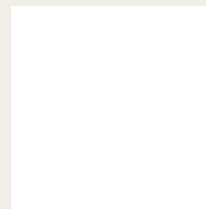
Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Leasehold

Term: 126 year and 1 months

Service Charge: £2800 per annum

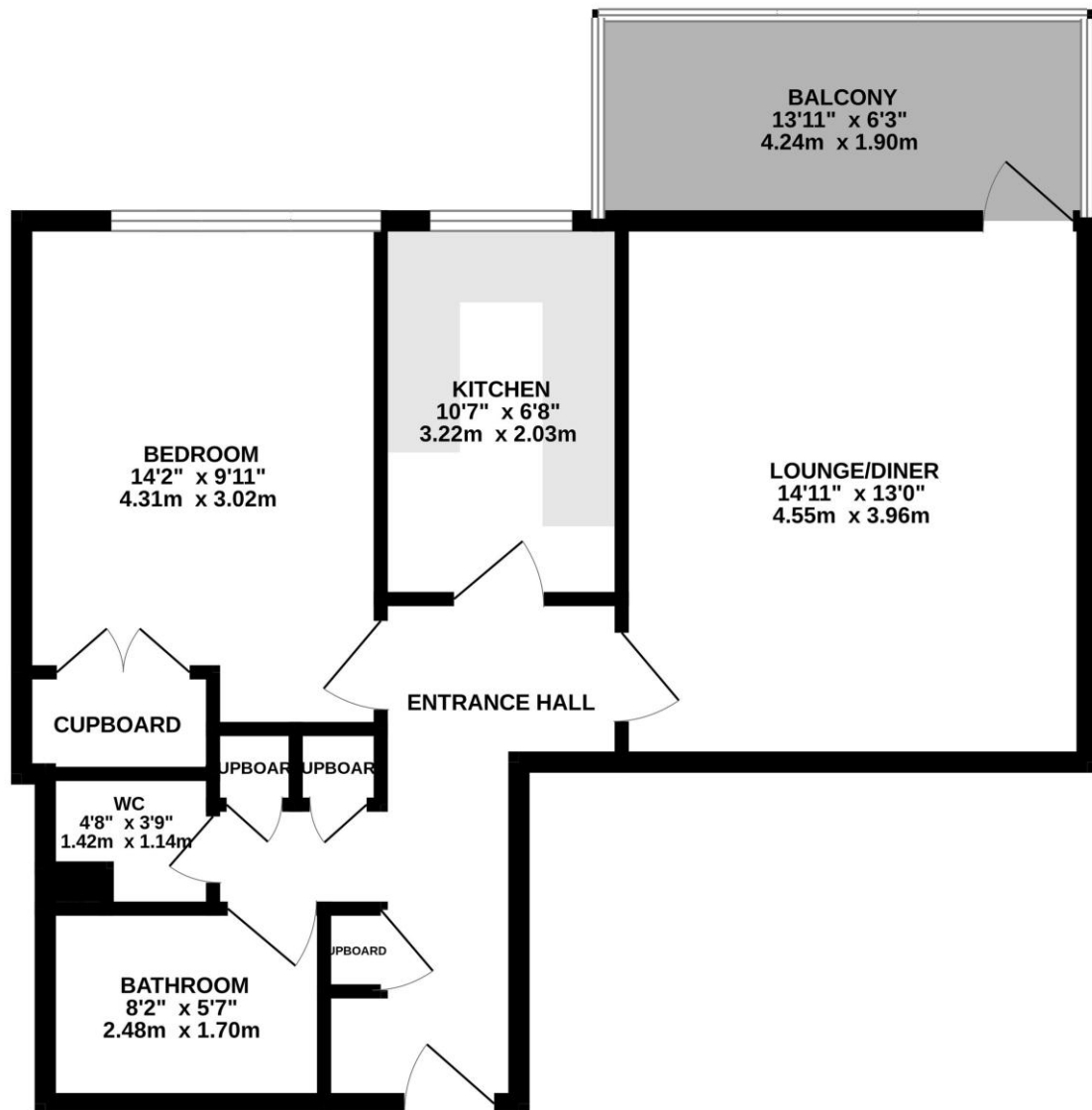
Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

EPC rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		85
C (69-80)		
D (55-68)	67	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

SECOND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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