



Admirals Walk, Bournemouth, BH2

£195,000 *Share of Freehold*



This one bedroom apartment occupies prime position on the cliff top enjoying far reaching views across the West Cliff, out to sea and across to the Purbecks. Offering spacious accommodation within a well established purpose built Development benefiting from 24 hour porter service with parking and a sunny west facing balcony this is the perfect home by the sea.



KEY FEATURES

- Sea views
- Fifth floor
- One double bedroom
- Large lounge diner
- Sunny balcony
- Fitted kitchen
- Bathroom & separate WC



Westbourne

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DESCRIPTION

Admirals Walk is an iconic development situated in a prime position on the West Cliff. It enjoys immaculately kept gardens which have direct and private access on to the cliff top and there are 24-hour porters who operate from an office in the lobby.

The apartment is situated on the fifth floor, which is accessed via lift or stairs through well-presented communal hallways. A private front door leads to the entrance hall which houses a storage cupboard door to principal rooms.

There is a good size lounge which enjoys fantastic sea and tree top views through sliding patio doors which lead out onto the large balcony. There is also ample space for a dining table. The kitchen is fitted with a range of basin, eyelevel work units with space and plumbing for domestic appliances.

There is a good size double bedroom with a large windows enjoying the same fantastic views as the lounge and there is ample room for freestanding furniture. The bathroom is tiled and comprises of a suite to include a wash and basin and a panelled bath with shower above. 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

<https://www.winkworth.co.uk/sale/property/WBN230162>

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: Share of Freehold

Term: 976 years

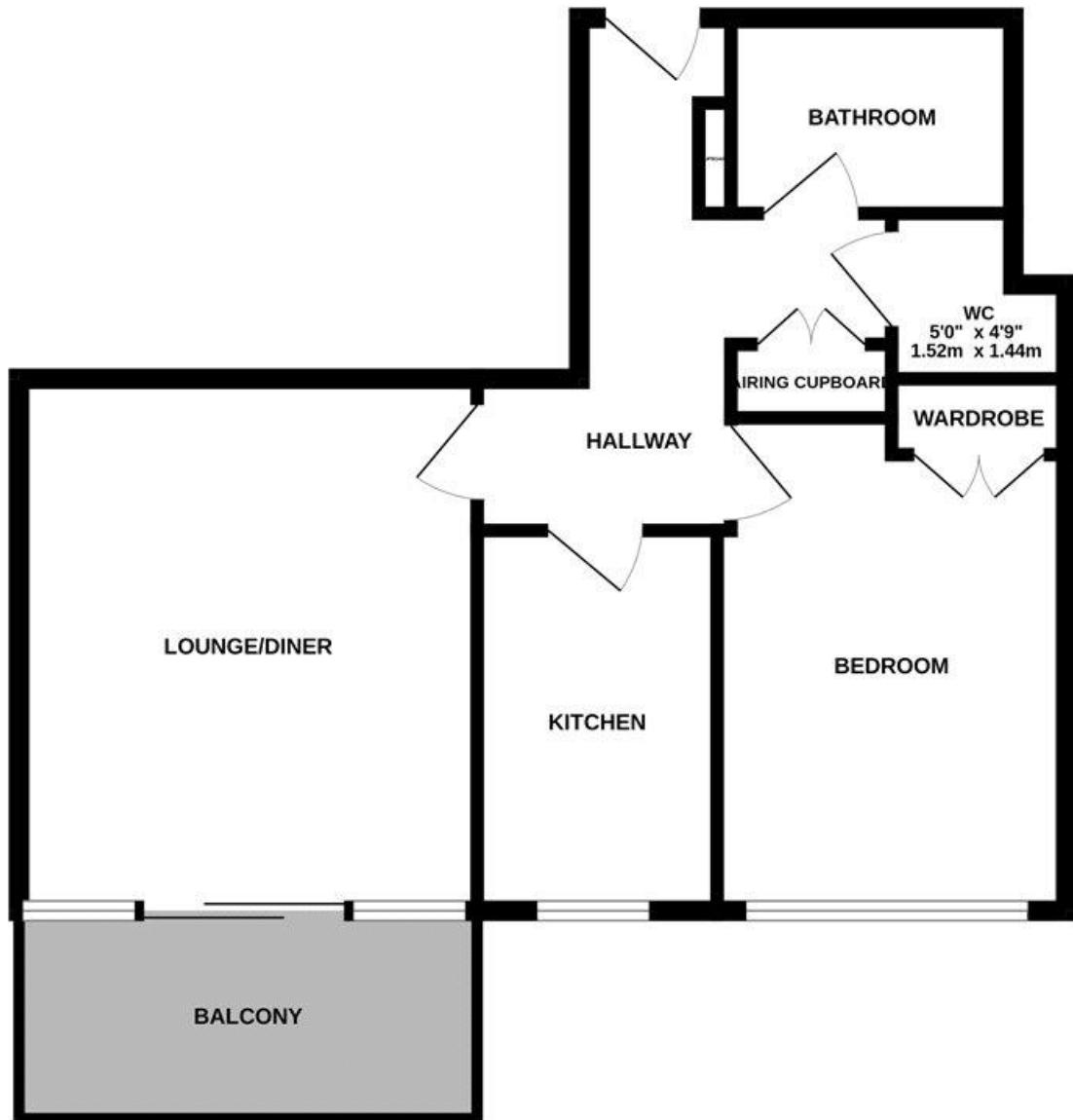
Service Charge: £2700 per annum

Council Tax Band: C

EPC rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (B2-1)	A	
(B1-1)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

FIFTH FLOOR



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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