



West Cliff Gardens, BH2

£250,000 *Share of Freehold*

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Panoramic sea views reaching from the Isle of Wight to Old Harry Rocks. An incredibly well presented two bedroom top floor apartment situated in this well maintained development of privately owned apartments. Set on the cliff top and just moments from the beach.

KEY FEATURES

- Panoramic sea views
- Top floor
- Two double bedrooms
- Lounge diner
- Modern kitchen & bathroom
- Moments from cliff top and beach



Westbourne

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DESCRIPTION





LOCATION

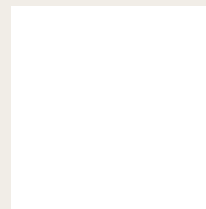
Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock 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/WBN240156>

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: 984 years

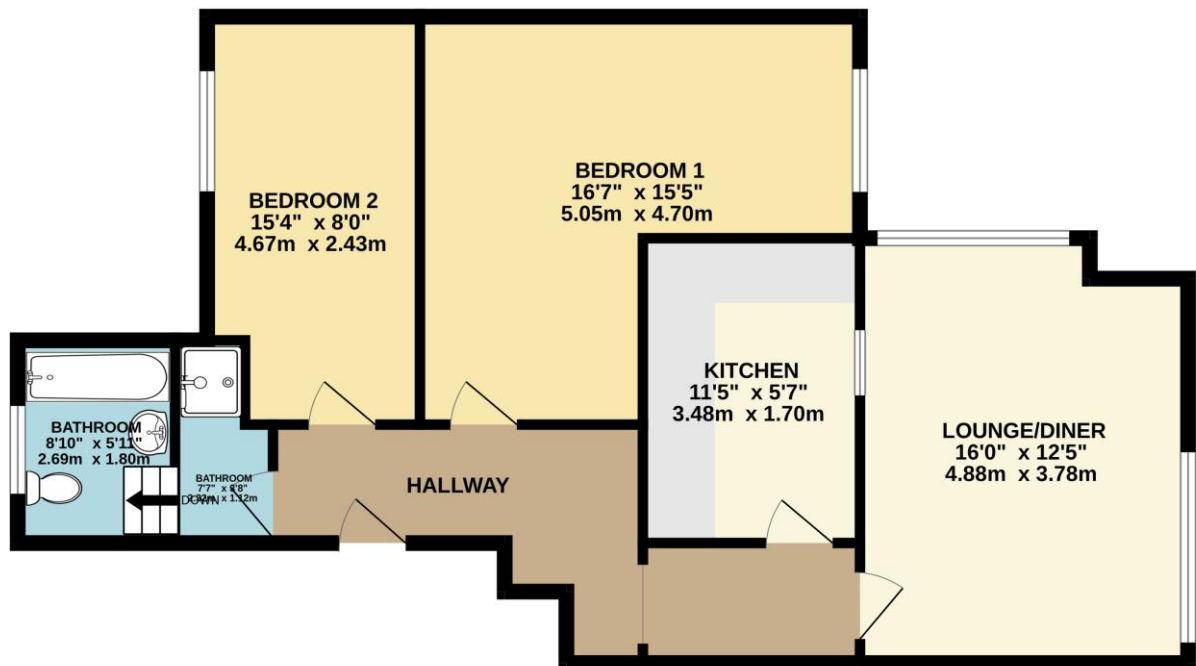
Service Charge: £2600 per annum

Council Tax Band: E

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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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