



CARLTON GATE, WEST OVERCLIFF DRIVE, BOURNEMOUTH, BH4

£500,000 SHARE OF FREEHOLD

A beautifully presented two bedroom ground floor apartment set in a modern development which is situated in a quiet, elevated development on the West Cliff. The property offers bright and spacious accommodation throughout with a large private patio and two under ground parking spaces. No chain.

Ground floor | Two double bedrooms | Two bathrooms | Lounge & dining room | Fitted kitchen | South and West facing patios | Two under ground parking spaces

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Westcliff area offers easy access to the renowned award-winning local Blue Flag sandy beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne village is a short level walk away 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. Bournemouth town centre is also nearby and offers a more diverse range of high street shops and an extensive selection of leisure amenities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

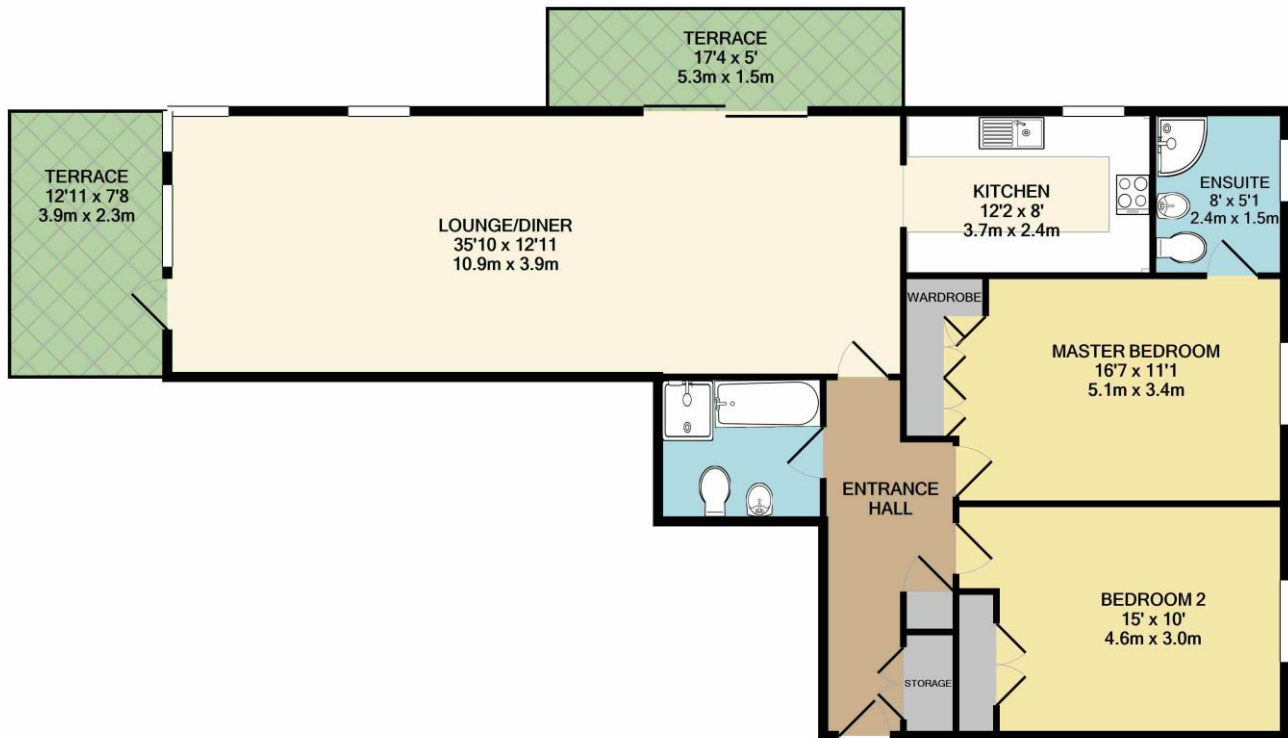
The property is situated on the ground floor which is accessed via well presented communal hallways where there is a lockable storage cupboard conveyed with the flat. A private front door then leads into the entrance hall which houses two storage cupboards and doors to principal rooms.

The bright and spacious lounge diner is a particular feature of the property benefiting from dual aspect windows and direct access onto the patio which overlooks the immaculately well maintained communal gardens. There is ample room for dining table and access into the kitchen which is fitted with a range of base and eye level work units with integrated appliances.

There are two generous double bedrooms both with fitted wardrobes and the added benefit of a modern ensuite shower room to the master. The family bathroom comprises of a suite to include WC, wash hand basin, cubicle shower and panelled bath.

Two underground parking spaces are conveyed with the property as well as a lockable store cupboard.

No pets are allowed under the terms of the lease.



TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.0 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: F

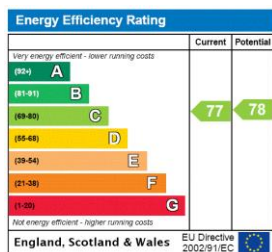
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £3300 per annum

AT A GLANCE

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- Fitted kitchen
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