



MILDENHALL, WEST CLIFF ROAD, BOURNEMOUTH, BH4

£300,000 SHARE OF FREEHOLD

A very bright three bedroom apartment with stunning tree views situated on the popular West Cliff road in Bournemouth. The shops at Westbourne are a short walk away and the beach and good travel connections are within very easy reach. The property offers spacious accommodation throughout making it the ideal home by the sea.

Second floor | Three double bedrooms | Large lounge | Kitchen breakfast room | Study | South facing balcony | Two off road parking spaces | Superb location

Westbourne | 01202 767633 |

Winkworth



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 stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

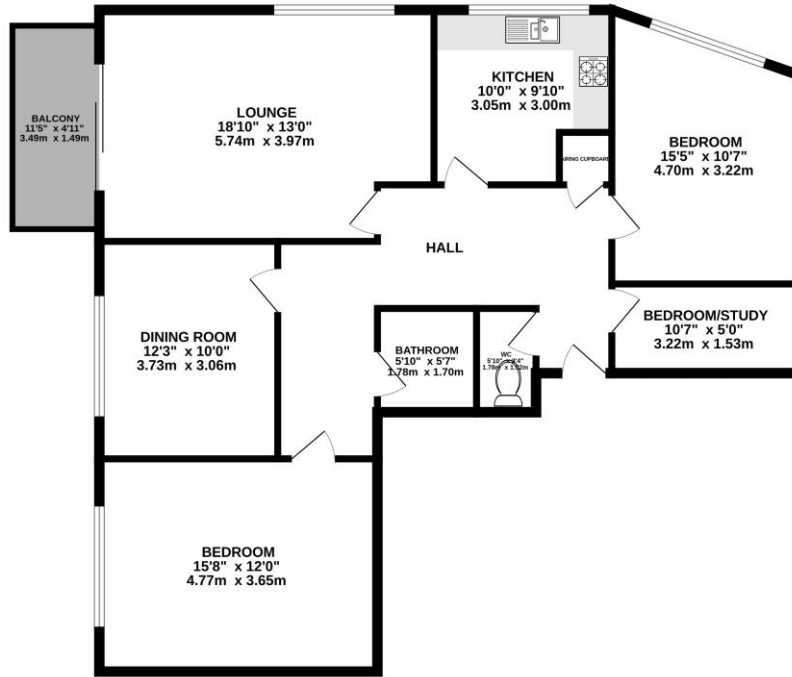
The apartment is situated on the second floor, which can be accessed via a lift or stairs through well presented communal hallways. A private front door that needs into the entrance hall, which houses a storage cupboard, WC and doors to principal rooms.

There is a good size lounge with dual aspect windows and sliding patio doors which lead out onto the south facing balcony. The balcony enjoys stunning tree and garden views With the south aspect. The kitchen breakfast room is fitted with a range of base and Isle of work units with space and plumbing for domestic appliances ample room for a table.

There are three double bedrooms with space for freestanding furniture. The second bedroom is currently arranged as a formal dining room. Family bathroom is tiled and comprises of a suite to include pedestal wash hand basin and panel bath with shower above. The study is accessed from the entrance hall and makes a very useful space for working or storage.

Two off-road parking spaces are conveyed with the property.

SECOND FLOOR
1068 sq.ft. (99.3 sq.m.) approx.



TOTAL FLOOR AREA: 1068 sq.ft. (99.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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: D

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £5600 per annum which includes sums paid to the current building improvement fund.

AT A GLANCE

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- Large lounge
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- Study
- South facing balcony
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