



BRAMAR COURT, WEST CLIFF ROAD, BOURNEMOUTH, DORSET, BH4

£325,000 LEASEHOLD

Winkworth Westbourne are pleased to offer for sale this extremely spacious three double bedroom first floor apartment situated on the ever popular Westcliff Road conveniently positioned between Westbourne & Bournemouth. Just moments from the cliff top and award winning beaches whilst also being very close to the shopping facilities and coffee houses of Westbourne the property provides modern and bright contemporary accommodation throughout with a balcony and garage and is offered chain free!

Three Double Bedrooms | Contemporary Finish Throughout | Close to the Beach | Balcony | Gas Central heating | Modern Kitchen | Garage | Convenient Location

Westbourne | 01202 767633 |

Winkworth



LOCATION

The development is conveniently located between Alum Chine and Middle Chine beaches and benefits from being extremely close to the superb local bus routes.

The Westcliff area offers easy access to the renowned award-winning local Blue Flag 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.

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.



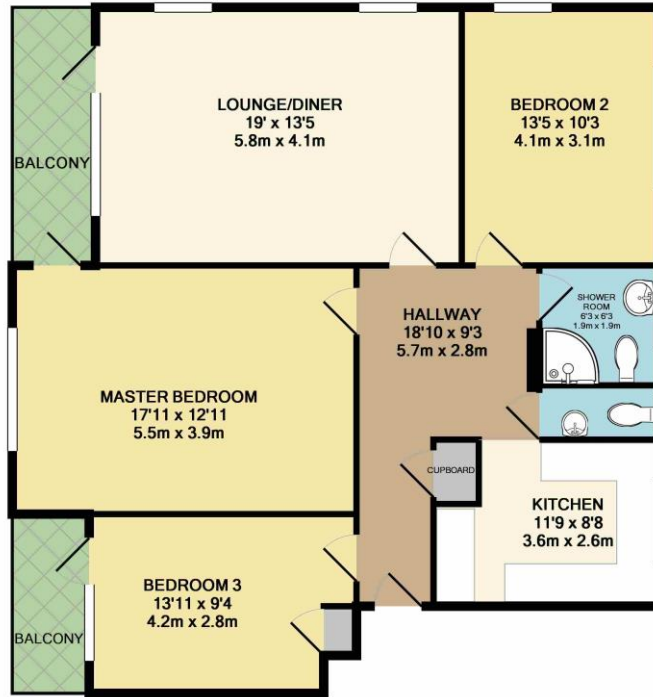
DESCRIPTION

The property can be accessed via a secure telephone system which provides access into well-presented communal hallways where a flight of stairs lead to the first floor and the private entrance to the apartment itself.

The entrance hallway is extremely spacious and is currently utilised as a study whilst also having an ample room to hang coats and also housing a large storage cupboard. The bright and spacious lounge diner is a particular feature of the property with double glazed windows overlooking the south facing balcony and the well manicured communal gardens beyond. It is a double aspect room and provides plenty of space for a large dining table as well as lounge furniture. The south facing balcony is accessed via a UPVC patio door from the lounge and runs the length of the apartment ideal for a table and chairs and additional seating area and can also be accessed via the master bedroom.

The fitted kitchen breakfast room is a good size and includes a range of base and eye level work units with space and plumbing for domestic appliances enjoying views over the rear communal grounds. There are three generously sized double bedrooms with the master profiting from the added benefit of large fitted wardrobes and enjoying the same south facing aspect as the living room. Bedrooms two and three are also well proportioned and are decorated to a modern standard.

The family bathroom is part tiled and comprises of a corner show, heated towel rail, WC and wash hand basin with an obscured glass window. There is also the added benefit of a separate WC located in the room next to the bathroom. Outside an allocated garage is conveyed with the apartment as well as visitor parking on a first come first serve basis.



TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 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: D

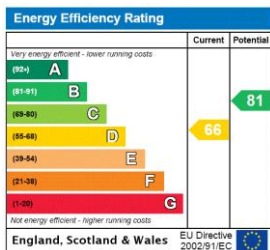
TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2000

AT A GLANCE

- Three Double Bedrooms
- Contemporary Finish Throughout
- Close to the Beach
- Balcony
- Gas Central heating
- Modern Kitchen
- Garage
- Convenient Location



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