



MAYFAIR, WEST CLIFF ROAD, BOURNEMOUTH, BH4

£300,000 SHARE OF FREEHOLD

A bright three bedroom apartment requiring modernisation located on the Westcliff conveniently positioned between Westbourne & Bournemouth as well as the beach nearby. The property is bright and includes, ample storage, south facing balcony and a large allocated garage.

Three Bedrooms | Bright Accommodation | Ample Storage | Requires Modernisation | South Facing Balcony | No Onward Chain | Close to Westbourne | Allocated Garage | Ample Visitor Parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

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

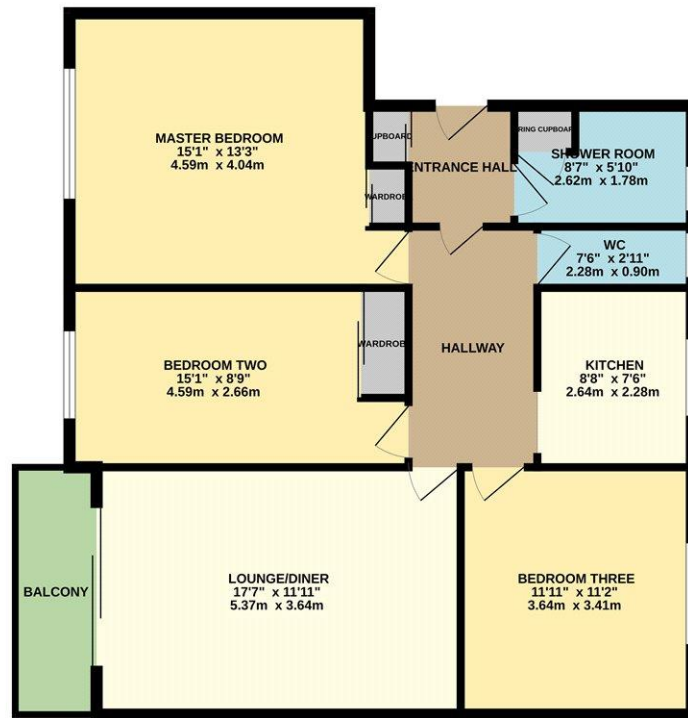
The apartment can be accessed via either a lift or stairs through well-presented communal hallways. A private front door then leads into the large entrance hallway including a storage cupboard and doors to principal rooms.

The sunny lounge is a particular feature of the apartment with a sliding patio door providing access to the south facing balcony with a glass and chrome balustrade. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are three bright double bedrooms with large windows, they all include space for wardrobes and drawers as required. The bathroom comprises of a suite to include WC, wash hand basin and panelled bath/shower. There is also a separate WC located off the entrance hallway.

Outside a garage is conveyed with the apartment as well as ample visitor parking on a first come first serve basis.

934 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA - 934 sq.ft. (86.8 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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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 Council

SERVICE CHARGE: TBC

AT A GLANCE

- Three Bedrooms
- Bright Accommodation
- Ample Storage
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