



WEST CLIFF STUDIOS, DURLEY GARDENS, BOURNEMOUTH, BH2

£120,000 LEASEHOLD

An immaculately presented bright and spacious studio apartment which is situated in an enviable position only a hundred yards from the cliff top and beach. The property benefits from modern accommodation throughout with new carpets and double glazed windows and would make an ideal investment, first time buy or second home by the sea.

Studio apartment | Large main room | Fitted kitchen | Modern bathroom
| New carpets | Close to the cliff top and beach | Character development

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.



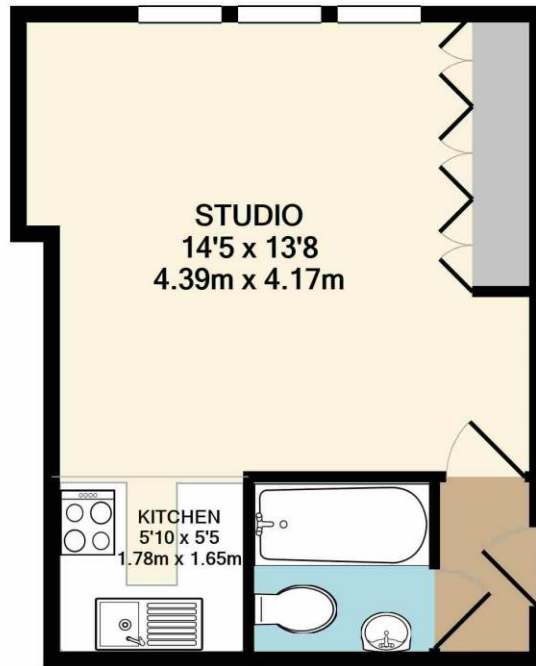
DESCRIPTION

The apartment is situated on the second floor which can be accessed via stairs through well presented communal hallways. A private front door then leads into the entrance hall.

The studio room is bright and spacious with three large double glazed windows. There is ample room for a double bed, sofa and dining table and there is also the benefit of range of fitted wardrobes which have a mix of shelving and hanging.

The kitchen area is in an alcove from the studio room and is fitted with a range of base eye level work units incorporating an electric oven, four ring hob, fridge / freezer and a washer dryer. The modern bathroom is tiled with a suite comprising of a WC, wash hand basin and panel bath with shower above and glass screen.

Offered with vacant possession.



TOTAL APPROX. FLOOR AREA 281 SQ.FT. (26.1 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: A

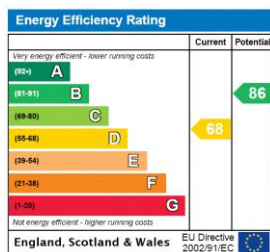
TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1237 per annum

AT A GLANCE

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