



TOWER COURT, WEST CLIFF ROAD, BOURNEMOUTH, DORSET, BH2

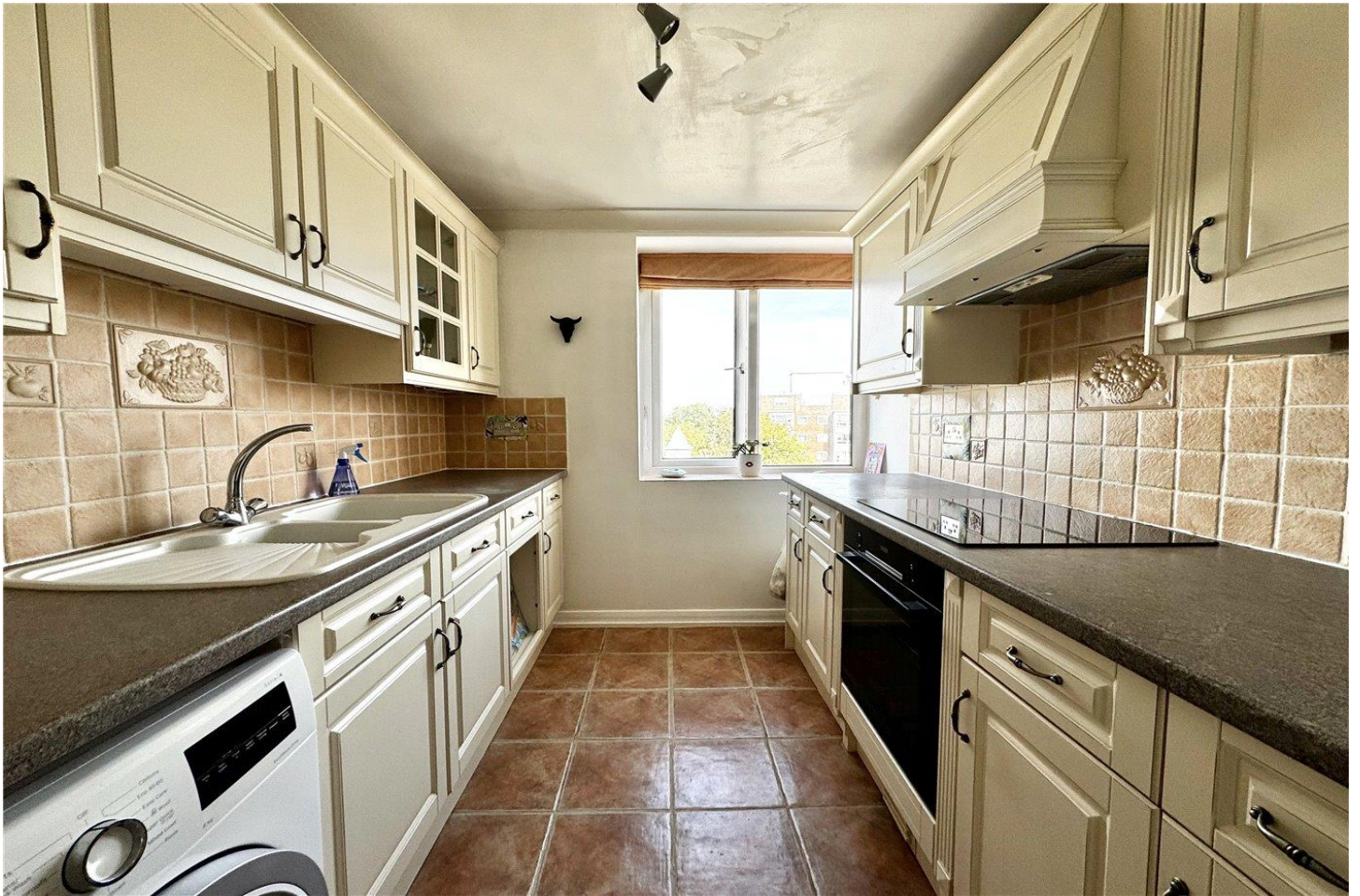
OIEO £190,000 SHARE OF FREEHOLD

A well-presented two bedroom fifth floor apartment which is set in an enviable position just moments from the cliff top and beach on the West Cliff of Bournemouth. The property is bright and spacious throughout however would require some internal modernisation to realise its true potential.

Fifth floor | Two bedrooms | Lounge diner | Enclosed balcony | Spacious kitchen | Resident parking | Cliff top location | Moments to the beach

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

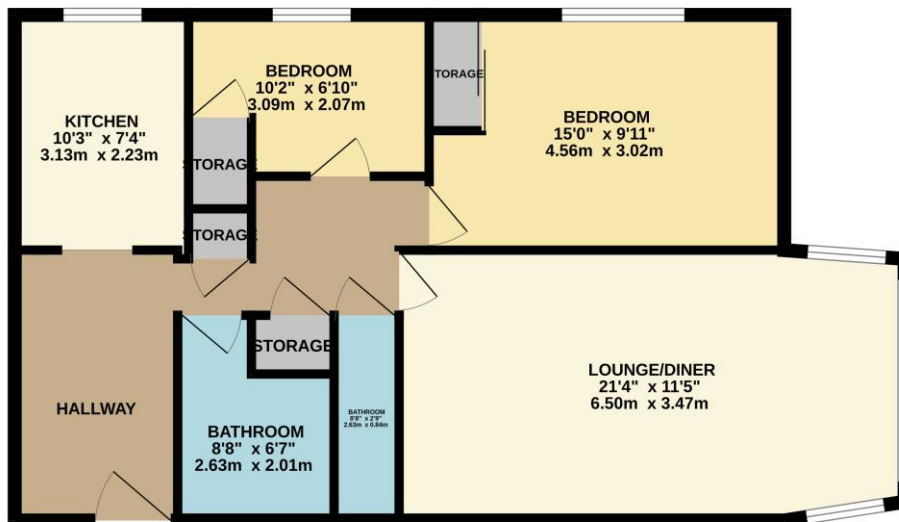
The apartment is situated on the fifth floor which can be accessed via lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the apartment houses an airing cupboard, a storage cupboard and doors to principal rooms.

The bright and spacious lounge diner is a particular feature of the property benefiting from large dual aspect windows and leading into an enclosed balcony with sea glimpses. The kitchen benefits from a range of base and eye level work units with space for free standing appliances.

There are two bright bedrooms with the added benefit of fitted wardrobes to the master bedroom. The bathroom is fitted with a suite comprising of a panelled bath with shower above and a wash hand basin. There is a separate WC.

There is on-site resident parking.

5TH FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 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: C

TENURE: Share of Freehold 967 years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £3600pa includes heating, water and sewerage, building insurance, communal cleaning

AT A GLANCE

- Fifth floor
- Two bedrooms
- Lounge diner
- Enclosed balcony
- Spacious kitchen
- Resident parking
- Cliff top location
- Moments to the beach

