



## AMARI COURT, WEST CLIFF ROAD, WESTBOURNE, BOURNEMOUTH, BH4

### **£525,000 SHARE OF FREEHOLD**

An immaculately presented three bedroom first floor apartment which is situated on the very popular West Cliff Road. Situated just a short level walk away from Westbourne whilst also being close to the award winning beach. The property is in superb order throughout with bright modern accommodation, a sunny balcony and underground parking.

First floor | Three bedrooms | Two modern bathrooms | Good size lounge  
| Separate dining room | Contemporary kitchen | Large entrance hall |  
Sunny balcony | Underground parking

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. There is an excellent bus service (bus stop just outside of the building) which runs routes very frequently all across the local area.



## DESCRIPTION

Amari Court is a modern development of privately owned apartments. Set in an enviable position on the West Cliff close to Westbourne, Bournemouth, the award winning beach and good transport links.

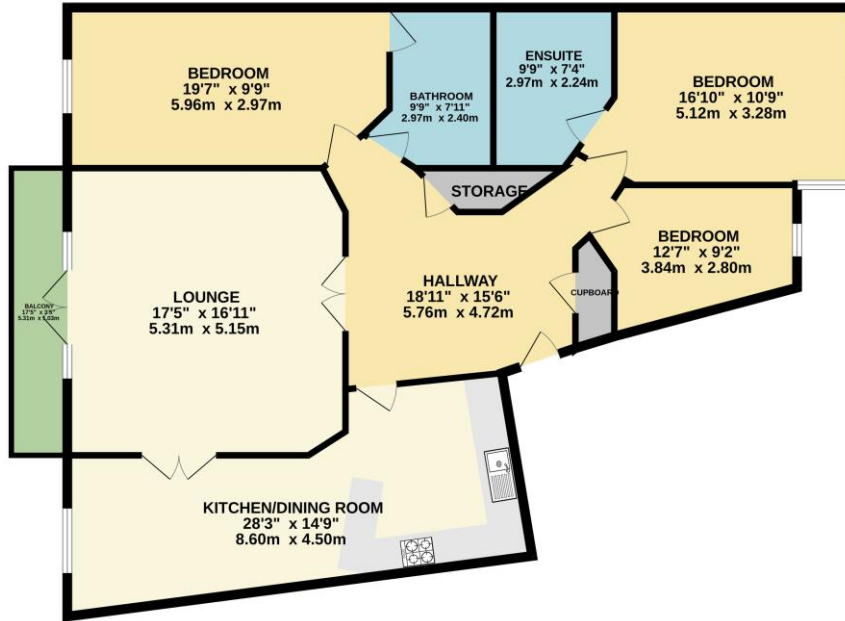
The apartment is situated on the first floor which is accessed via a lift or stairs through well presented communal hallways. A private front door leads into the large entrance hall which accommodates two storage cupboards and doors to principal rooms.

The spacious lounge enjoys tree and garden views from large windows and French doors that lead out onto the private balcony. The dining room can be accessed by either the kitchen or double doors from the lounge. There is ample room for a sizeable table. The contemporary kitchen is fitted with a range of base and eye level work units with integrated appliances and granite work tops. There is space for a breakfast table.

There are three bedrooms in total; two generous double rooms and a third bedroom which is currently arranged as a study which could of course accommodate a bed if preferred. The master bedroom has the added benefit of a modern en suite bathroom. The family bathroom has jack & jill access allowing the second bedroom to have direct access making it a superb room for overnight guests.

An underground parking space is conveyed with the property alongside a further surface level parking space.

## 1ST FLOOR



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:** F

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £3835 per annum

## AT A GLANCE

- First floor
- Three bedrooms
- Two modern bathrooms
- Good size lounge
- Separate dining room
- Contemporary kitchen
- Large entrance hall
- Sunny balcony
- Underground parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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