



ADMIRALS WALK, WEST CLIFF ROAD, BOURNEMOUTH, BH2

£325,000 SHARE OF FREEHOLD

This bright three bedroom sixth floor apartment is set within the iconic Admirals Walk on the West Cliff. The property enjoys stunning tree top and sea views from a large balcony and benefits from spacious living accommodation throughout. Admirals Walk boasts landscaped communal grounds with direct access to the cliff top and onsite porters to assist residents and offer round the clock security.

Sixth floor | Three double bedrooms | Two bathrooms | Large lounge diner | Fitted kitchen | Long balcony | Sea & tree top views | Underground parking | Vacant possession

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

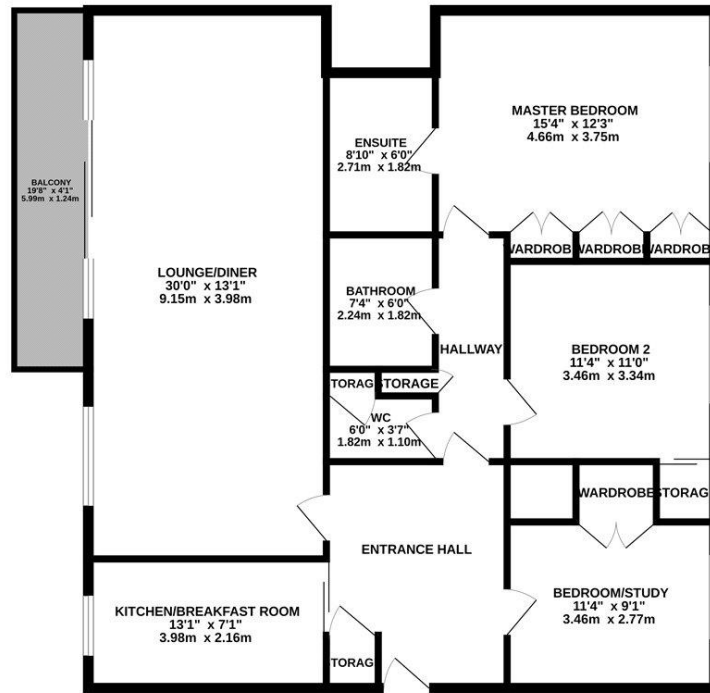
Admirals Walk is a popular purpose built development of privately owned apartments which is situated on the West Cliff. There are 24 hour on site porters, landscaped grounds and direct cliff top access.

The apartment is situated on the sixth floor which can be accessed via two passenger lifts through well presented communal hallways. A private front door leads into the wide entrance hall which houses a storage cupboard and doors to principal rooms.

The lounge diner is an incredibly good size, with ample room for dining table and stunning views through large windows and sliding patio doors (which lead out onto the balcony), out to sea and across the treetops of the Westcliff. The balcony is a very good size and can easily accommodate a table & chairs for outside dining. The kitchen breakfast room is fitted with the range of base & eye level work units with space and plumbing for domestic appliances and there is a breakfast bar area.

There are three size double bedrooms, all with fitted wardrobes and large windows making them bright and airy rooms. The family bathroom comprises of a suite to include a WC, wash hand basin and panel bath with shower above. There is also a separate WC. The master bedroom has the benefit of an ensuite bathroom with suite comprising of a WC, wash and basin panelled bath and cubicle shower.

1253 sq.ft. (116.4 sq.m.) approx.



TOTAL FLOOR AREA: 1309sq.ft. (121.6 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 misstatement. This plan is for guidance 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 is given 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: E

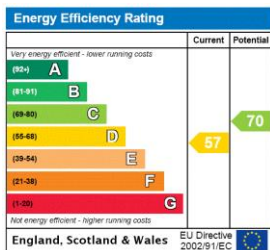
TENURE: Share of freehold 977 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £6500 per annum

AT A GLANCE

- Sixth floor
- Three double bedrooms
- Two bathrooms
- Large lounge diner
- Fitted kitchen
- Long balcony
- Sea & tree top views
- Underground parking
- Vacant possession



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