



Ashmede 56 West Cliff Road
Bournemouth BH4 8BE

A super two-bedroom, two-bathroom ground floor
apartment in this popular development situated close
to the sea front & Westbourne Village.

£325,000

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this spacious two-bedroom, two bathroom ground floor apartment in this popular development. Along with a host of features the development is situated in a superb location with the Blue flag award winning sandy bathing beaches at Middle Chine only a short walk away.

Within easy reach is Westbourne village with its superb array of bars, restaurants and cafes alongside a selection of exclusive boutiques & independent traders in addition to the usual range of High street facilities including a Marks & Spencer's Food hall. In the other direction Bournemouth town centre can be found with its extensive range of shopping, leisure and entertainment facilities. There are also excellent transport links providing easy access by both road and rail to Southampton and London plus a main bus route running along West Cliff Road.

Carpeted communal hallways lead to the front door which opens into the entrance hall with entry phone, three airing and storage cupboards. The lounge is a good size with fire surround, eye level side aspect window and sliding patio door leading out onto the **SOUTH FACING PATIO** which steps out onto the communal grounds. The kitchen/diner is a superb size with the kitchen area having floor & eye level units, four ring ceramic hob, extractor, eye level double oven, space for fridge/freezer, washing machine, dishwasher & tumble dryer. The dining area has ample space for table and chairs and there is a delightful dual aspect including full length window. Bedroom one is a large double room with built in wardrobes and a south facing window. The guest room also a good size double again with built in wardrobe. The bathroom has a tiled floor and fully tiled walls with a white three-piece suite comprising panel bath with wall mounted shower & glass shower screen, WC, pedestal wash hand basin with mirrored cabinet over and extractor. The separate shower room also has fully tiled walls and floor with shower cubicle, WC, circular corner wash hand basin with mirrored cabinet over.

Outside a single garage conveyed with the apartment along with parking spaces at the front for visitors. The communal grounds are immaculately kept.

Features of the property include gas central heating, UPVC double glazing, fitted wardrobes, excellent storage, entry phone system, pitched roof and a share in the freehold.

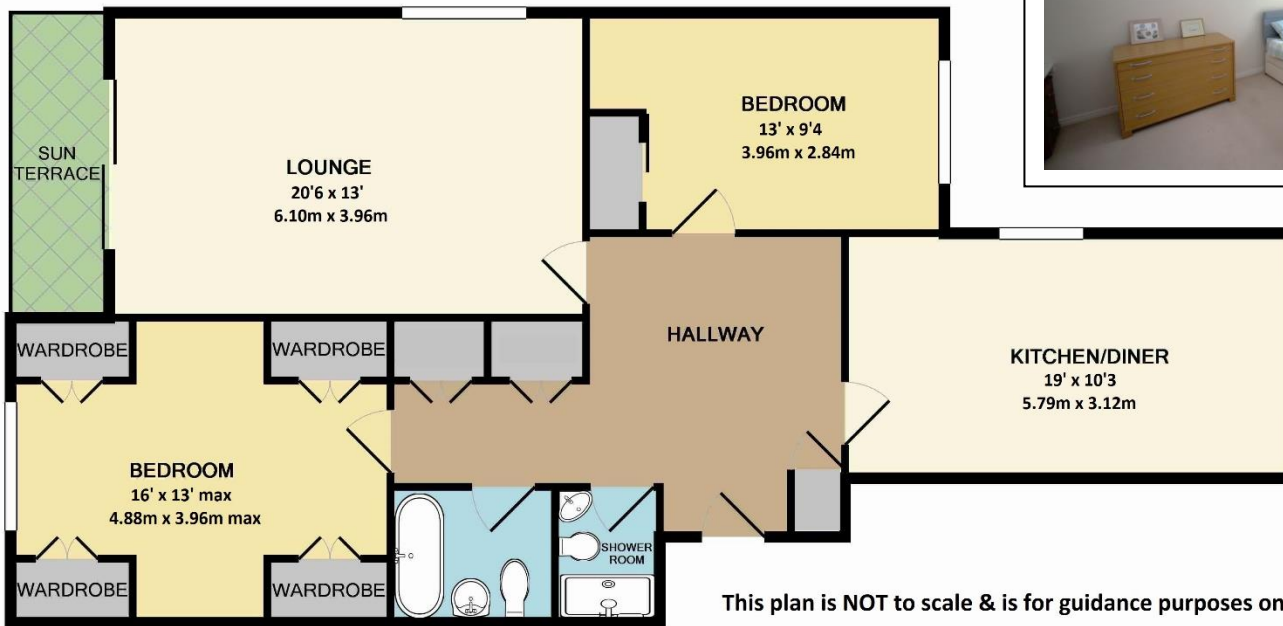
The vendor has supplied the following information:

Tenure: Share in the Freehold with 999-year lease from 2003

Maintenance: £967.79 per half year.

Council Tax: BAND D

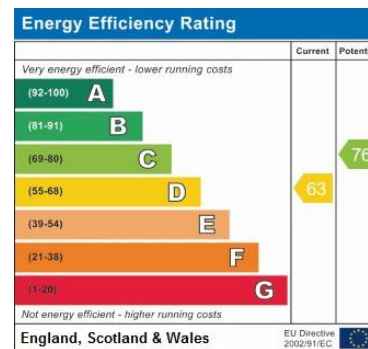




This plan is NOT to scale & is for guidance purposes only



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PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

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