



West Cliff Palms 68 West Cliff
Road Bournemouth BH4 8BE

A superb two bedroom two bathroom first floor
apartment in this sought after development close to
the sea front & Westbourne Village.

£349,950

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this superb two bedroom, two bathroom first floor apartment in this most sought development.

The property is an excellent size & offered with no forward chain. 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 & Alum Chine only a short walk away.

Within walking distance 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 with LIFT and stairs lead to the first floor where the front door opens into the entrance hall with utility/boiler cupboard housing a combination boiler and space & plumbing for washing machine. The lounge is a good size with attractive fire surround, south facing window and sliding patio door both with plantation shutters leading out onto the south facing balcony. A large square arch leads from the lounge into the dining room which also has double doors out into the hall. The kitchen/breakfast room is well stocked with units & built in appliances including gas hob, extractor, oven & under counter fridge and freezer plus a built-in breakfast bar. The master bedroom is a large double room with built in wardrobes and an ensuite bathroom. Finally, there is the guest bedroom again with fitted wardrobes and family bathroom with a three piece suite.

Outside a single garage with remote controlled up and over door is conveyed with the apartment alongside parking spaces for visitors. The communal grounds are immaculately kept. Features of the property include gas central heating, double glazing, entry phone system, plantation shutters, passenger lift, pitched roof and a share in the freehold.

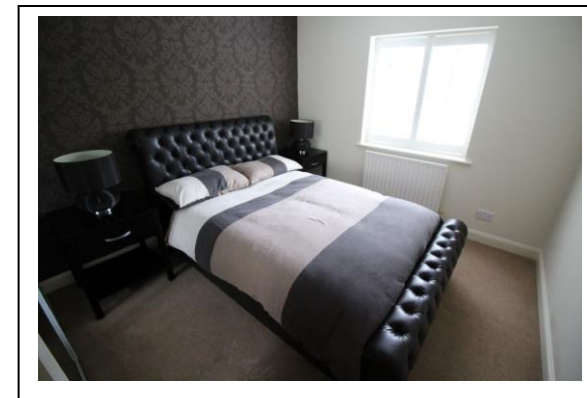
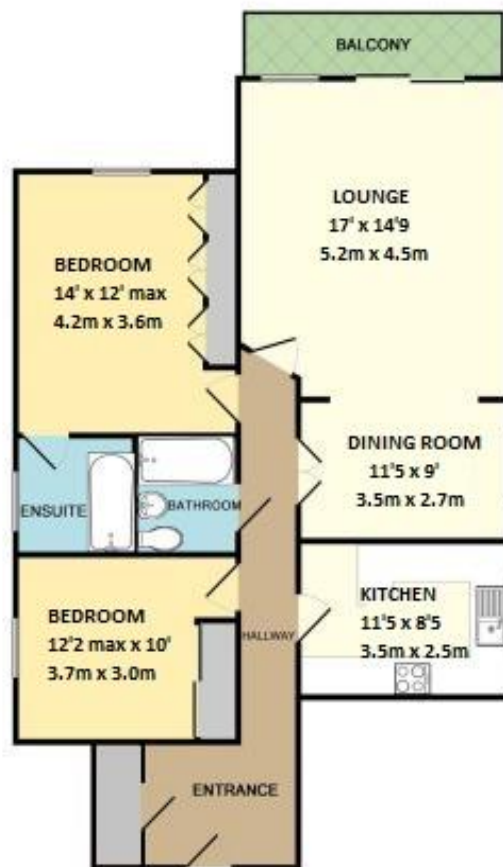
OFFERED WITH NO FORWARD CHAIN VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ALL THIS APARTMENT HAS TO OFFER.

The vendor has supplied the following information:

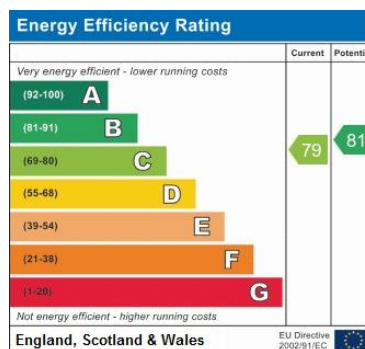
Tenure: Share in the Freehold with 999-year lease from 2008.

Maintenance: Approximately £1670.00 per annum.





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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