



Earlswood
21 Clarendon Road Westbourne
Bournemouth BH4 8AL

An immaculate two-bedroom, two bathroom second floor apartment opposite the entrance to Middle Chine just minutes from the sea front.
£315,000

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this spacious and immaculately presented two-bedroom, two-bathroom second floor apartment.

The property is situated in a fantastic position opposite the entrance to Middle Chine which leads directly down to the Blue Flag beaches. Westbourne village is within easy reach with its range of cafes, bars and restaurants alongside boutiques, independent traders and the usual High Street amenities. Bournemouth town centre is less than a mile away with its shopping, leisure and entertainment facilities. There is also a bus stop outside the property on West Cliff Road.

Carpeted communal hallways with **LIFT** and stairs to the second floor where the front door opens into a spacious entrance hall with entry phone, side window, two large storage cupboards and a square arch through to the lounge/dining room which has a delightful dual aspect and door out onto the **SOUTH FACING BALCONY**. The kitchen has an extensive range of floor and eye level cupboards and drawers. Appliances include four ring ceramic hob with extractor over and electric oven under, dishwasher, washing machine, tumble dryer and fridge/freezer. A cupboard conceals the Worcester Bosch gas fired combination boiler. Both bedrooms are large double rooms with built in wardrobes. Bedroom One has an ensuite shower room with a tiled floor, part tiled walls, shower cubicle, wall hung basin, enclosed WC, mirrored cabinet, extractor and a heated towel rail. The family bathroom which is also has a tiled floor and part tiled walls with suite comprising panel bath having mixer tap and shower attachment, glass shower screen, wall hung basin, mirrored cabinet, enclosed WC, extractor and a heated towel rail. A single garage is conveyed with the property.

Features include entry phone system, gas central heating, UPVC double glazing, single garage, no forward chain and a share in the freehold. The development has recently had the benefit of new balcony rails, total lift refurbishment & new garage roofs.

Tenure: Share in the freehold with 999-year lease from 2004

Maintenance: Approximately £2200.00 per annum.

Council Tax: BAND D





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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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