



Mayfair 74 West Cliff Road
Bournemouth BH4 8BG

A three bedroom first floor apartment in a superb location backing directly onto Alum Chine and just minutes from the sea front & Westbourne Village.

£342,000

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this superbly presented, bright & airy three-bedroom first floor apartment in this popular development.

The property is an excellent size with beautiful views over Alum Chine with an entrance a few yards away offering a scenic wooded walk down to the Blue flag award winning sandy bathing beaches.

A short walk takes you to Westbourne village with its superb array of bars, restaurants and cafes alongside a selection of exclusive boutiques in addition to the usual range of High street facilities including Marks & Spencer Food Hall. Approximately three quarters of a mile away in the other direction Bournemouth town centre can be found with its wide range of shopping, leisure and entertainment facilities. There are also excellent transport links providing easy access by road and rail to Southampton and London plus a main bus route running along West Cliff Road with a bus stop outside the property.

Communal hallways with lift and stairs lead to the first floor where the front door opens into the entrance vestibule with polished wood effect laminate flooring which extends into the hall/kitchen breakfast room, storage/cloaks cupboard and a door into the good size open plan entrance hall/kitchen with base & eye level units, four ring ceramic hob with extractor over, eye level oven & microwave, dishwasher & fridge freezer. A fitted breakfast bar with three chairs accompanies the kitchen. The south facing lounge has a delightful dual aspect and sliding patio door onto the **SOUTH FACING BALCONY** which overlooks the communal garden and Alum Chine with a tiled floor and glass & stainless-steel balustrade. Likewise, the third bedroom/dining room also has dual aspect windows. The master bedroom is a large double room with recessed wardrobes and south facing window overlooking Alum Chine. The second bedroom is also a double room again with recessed wardrobes and south facing window with Chine views. Off the vestibule is the contemporary shower room with cupboard housing washing machine & energy efficient water heater. There is a tiled floor with suite comprising wall mounted basin with cupboard under & mirror with inbuilt light above, enclosed WC and large walk in shower cubicle with glass screen and a ladder style heated towel rail. The separate cloakroom is also modern with tiled floor, enclosed WC, wash hand basin with cupboard under & mirror with inbuilt light over. A particular feature is the **29ft double length garage** with remote controlled door is conveyed with the apartment plus parking spaces for visitors. The property has several features including immaculate communal grounds, UPVC double glazing, entry phone security system, wired for cable, immaculate presentation and is chain free.

The vendor has supplied the following information:

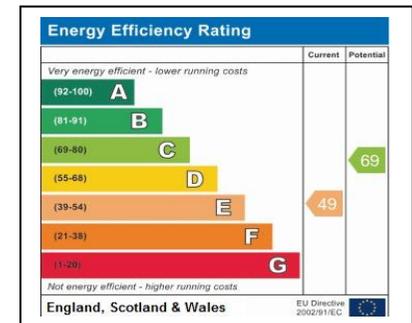
Tenure: Share in the freehold with remainder of a 999-year lease.

Maintenance: Approximately £448.92 per quarter.

Council Tax: BAND D



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



ALBURY & HALL
 47 Poole Road Westbourne
 Bournemouth BH4 9BA
Tel: 01202 75 13 33
 Email: sales@alburyandhall.co.uk
www.alburyandhall.co.uk

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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