



Beaufort House
39 West Cliff Road
Bournemouth BH4 8AW

A two bedroom, two bathroom top floor flat in a superb location just minutes from the sea front & Westbourne.

£310,000

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this two-bedroom, two bathroom, top floor apartment in this popular development.

The property is an excellent size and is located between the entrances to Middle & Alum chine which offers a scenic wooded walk down to the Blue flag award winning sandy bathing beaches.

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 is within easy reach. 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.

Carpeted communal hallways with stairs to the top floor where the front door opens into the entrance hall which has a loft hatch, airing & storage cupboards. The good size south facing living room has TV & Cable TV points and sliding patio door onto the **SOUTH FACING BALCONY** which overlooks the communal garden. The kitchen has a range of base & eye level units, cooker with extractor above, space and plumbing for washing machine, free standing fridge/freezer, gas fired boiler, and breakfast bar. Bedroom One has built in wardrobes, south facing window and door into the ensuite bathroom with suite comprising panel bath with shower attachment, wash hand basin and WC, mirror fronted cabinet and extractor. Bedroom Two is also a double room with built in wardrobe and finally the family bathroom which also has a three piece suite comprising panel bath with shower attachment, wash hand basin, WC, mirror with shaver/light point and extractor. There is a single garage with remote controlled door and two power points conveyed with the apartment.

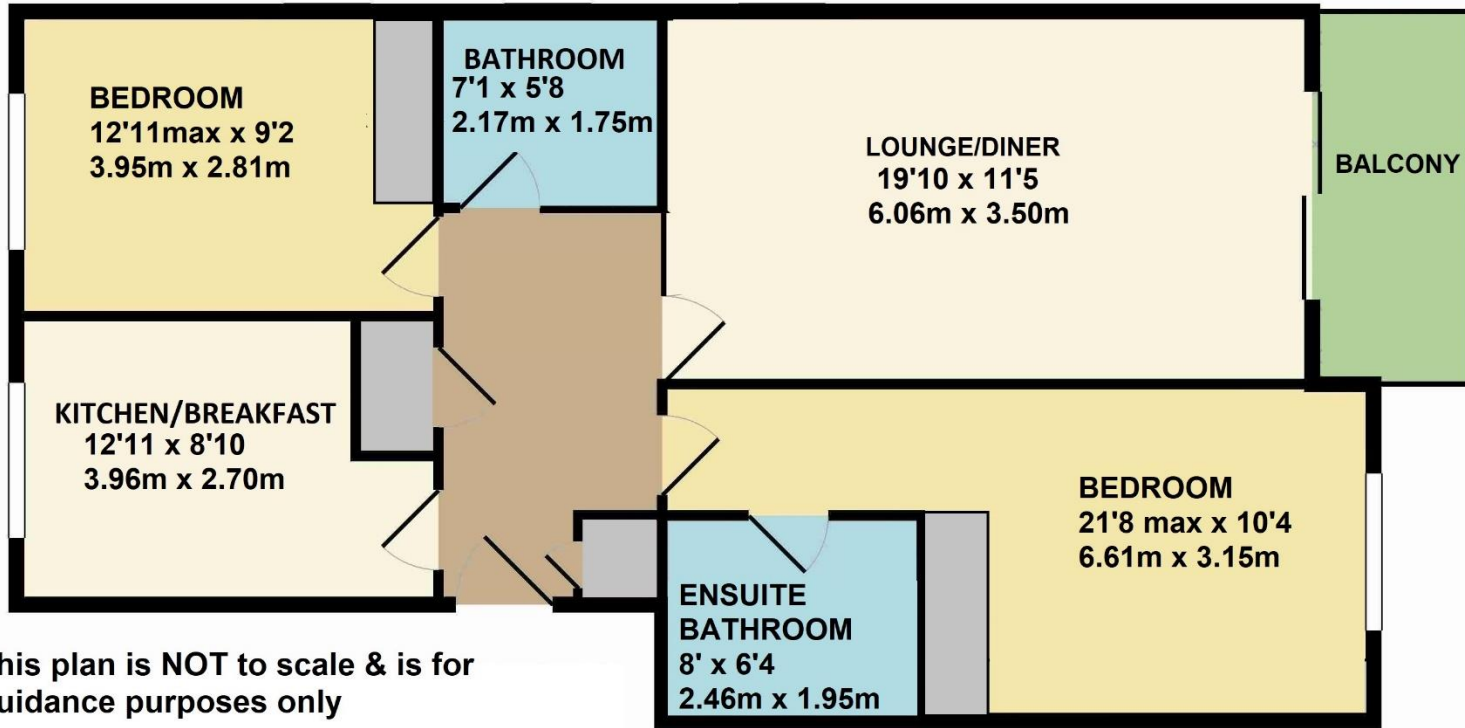
The property has several features including immaculate communal grounds, gas central heating, double glazing, entry phone security system, pitched roof, and a share in the freehold.

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

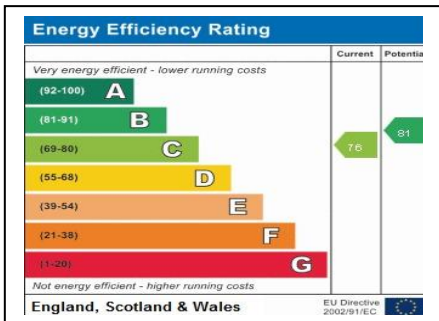
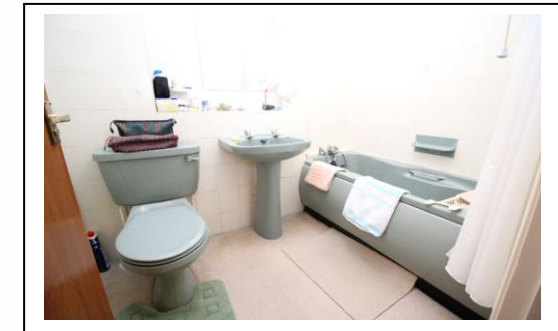
Maintenance: £145.00 per month, increasing to £150.00 per month in June 2022.

Council Tax: BAND E





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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