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Sales, Lettings & Block Management

**GROUND FLOOR APARTMENT**

**£220,000**



**West Cliff Apartments, 131 West Hill Road, Bournemouth, BH2 5PH**

- **Ground Floor Apartment**
- **80 Square Metres**
- **Two Bedrooms**
- **Two Shower Rooms**
- **Lounge & Sep' Kitchen**
- **Allocated Parking**
- **Holiday Letting Permitted**
- **Leasehold (111-Years)**
- **Maintenance: £2,600pa**
- **Ground Rent: £Nil**
- **Council Tax Band B**
- **EPC D-Rating**
- **Ideal AirBnB Investment**
- **Short Walk to Promenade**

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

## West Cliff Apartments, 131 West Hill Road, Bournemouth, BH2 5PH

Communal entrance leading to stairs and landings, the apartment lies on the ground floor. Fire door leading into inner lobby and front door leads directly into:

- Lounge / Diner:** **19' 9 x 13' 4 / 6.02m x 4.06m (approx')**  
Having plain ceiling with recessed low level down lighting and mains wired smoke detector. Feature UPVC double-glazed bay window to front aspect with further UPVC double-glazed window to side aspect. Two single panelled radiators and TV / media point. Entry phone receiver. Wood laminate flooring
- Kitchen:** **9' 9 x 9' 5 / 2.97m x 2.87m (approx')**  
Having plain ceiling with ceiling light point and mains wired heat detector. Two UPVC double-glazed windows to side aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with induction hob and cooker hood over. Space and plumbing for both washing machine and dishwasher. Space for under counter fridge. Wall mounted gas central heating combination boiler. Tile effect laminate flooring and splash back tiling.
- Inner Hallway:** Being L-shaped with plain ceiling and two ceiling light points. Mains wired smoke detector and two single panelled radiators. Cupboard housing electric meter and consumer unit. Fitted storage cupboard.
- Bedroom One:** **14' 5 x 11' 3 / 4.39m x 3.43m (approx')**  
Having plain ceiling with ceiling light point. UPVC double-glazed frosted window to side aspect. Single panelled radiator and wood laminate flooring. Door gives access through to:
- En-Suite Shower Room:** **8' 7 x 3' 6 / 2.62m x 1.07m (approx')**  
Having plain ceiling with two ceiling light points and fitted extractor. Low level WC, pedestal wash hand basin with mixer tap. Shower cubicle with thermostatic shower valve. Tiled walls and tiled flooring.
- Bedroom Two:** **10' x 9' 5 / 3.05m x 2.87m (approx')**  
Having plain ceiling with ceiling light point. Two iridescent obscured UPVC double-glazed windows to rear aspect. Single panelled radiator and wood laminate flooring.
- Shower Room:** **9' 5 x 8' 3 / 2.87m x 2.51m (approx')**  
Having plain ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Walk-in double shower with aqua panelling and thermostatic shower valve. Pedestal wash hand basin with mixer tap, low-level WC and single panelled radiator. Splash back tiling and tiled flooring.
- Outside** The property sits in well maintained communal grounds with one allocated off road parking space. An external lock-up storage cupboard is conveyed to the property.
- Tenure:** **Leasehold: 125-years from 2010 (111-years remaining)**  
**Charges:** **Maintenance £2,600 per annum. Ground Rent: £Nil**  
**Council Tax:** **Band B**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

