



West Cliff

NEWLY CONVERTED TWO BEDROOM, TWO BATHROOM
APARTMENT WITH TWO TERRACES AND PARKING

EPC Rating: Band E

£295,000 Leasehold

goadsby

goadsby.com



This ground floor apartment is situated in a newly converted block, finished to the highest of standards and offered to the market with a 10 year guarantee.

The block is conveniently located in the heart of Bournemouth Town Centre, within walking distance of cosmopolitan shops, restaurants and award winning beaches.

The stylish kitchen offers graphite grey units under glass top work surfaces and built in appliances.

The living room opens out onto the feature large patio and offers ample space for both living & dining furniture.

There are two bedrooms, the master having an en-suite shower room and opening out onto the second patio. In addition there is a family bathroom.

This stunning apartment also offers allocated parking and is offered to the market with no onward chain.

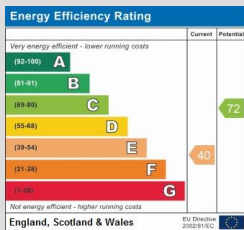
HIGH RENTAL RETURNS AVERAGING 15-18% (based on existing figures, depending on season, through Airbnb, Booking.com and Homeaway)



**Beaulieu
40 Tregonwell Road,
Bournemouth. BH2 5NT**

GROUND FLOOR APARTMENT FINISHED TO THE HIGHEST OF STANDARDS

- Newly Converted Block
- Two Double Bedrooms
 - Two Bathrooms
- Spacious Sitting/Dining Room
 - Modern Kitchen
- Two Terraces • Allocated Parking (ref: 818319)



Lounge/Diner
5.4m (17'9) x 3.45m (11'4)

Kitchen
2.06m (6'9) x 2.16m (7'1)

Bedroom 1
6.23m (20'5) max x 2.18m (7'2) max

Bedroom 2
3.16m (10'4) x 2.41m (7'11)

This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2017

Brochure prepared by Georgia Stewart

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & 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 item 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 searches.

Goadsby & Harding (Residential) Ltd Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

BOURNEMOUTH
109 Old Christchurch Road
Bournemouth, Dorset, BH1 1EP
t: 01202 544666
e: bournemouth@goadsby.com



goadsby.com