



Flat 7 Arnewood Court West  
Cliff Road  
BH2 5ET

£270,000

3 BEDROOM MODERN APARTMENT, A SHORT WALK  
TO BOURNEMOUTH TOWN & BEACHES -  
IDEAL INVESTMENT OPPORTUNITY.

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## INTRODUCTION

A well presented 3 bedroom apartment located in the heart of West Cliff within a short walk into Bournemouth town centre and only 200 metres from the beach front.



- ♦ A well presented 3 bedroom 3rd floor flat
- ♦ Situated in the heart of West Cliff
- ♦ Within short walking distance to Bournemouth town
- ♦ Circa 200 metres from the beach front
- ♦ Underground parking
- ♦ No forward chain
- ♦ Fully refurbished only 3 years ago
- ♦ Luxury kitchen and bathroom
- ♦ Share of freehold
- ♦ Well managed block
- ♦ Good buy to let investment

## PROPERTY DESCRIPTION

Arnewood Court is surrounded by cliff tops, beaches, restaurants and only a short walk into Bournemouth Town Centre.

The property has been refurbished only few years ago to a high standard with a beautiful open plan kitchen/living area with distant sea views.

All 3 bedrooms are generously sized 2 of which are double rooms all laminate wood flooring throughout.

Quality bathroom with tiled walls and flooring, bath tub and overhead shower.

Secure underground parking with 1 dedicated space.

The property comes with share of freehold.

Well reputed management company.

A beautifully presented flat in a very desirable location

## ADDITIONAL INFORMATION:

**Annual Council Tax: Band C** £1,668.70 payable

**Connectivity:** Most providers available

**Energy Performance Certificate (EPC) Rating:** Band E

**Environmental Impact Rating:** Band E

**Lease:** Share of Freehold

**Service Charge:** £1,500 per annum payable half yearly

**Service Included:** Water and sewage, communal cleaning and maintenance, lift maintenance, gardening.

**Pets:** Not permitted

**Viewings:** With 24 hours notice or sooner by arrangement.



## PROPERTY DESCRIPTION



### Entrance

Arnewood Court is set back from the main road and is secluded by tall trees. Occupiers have access to the underground car park via an electric remote access gate.

There are visitor parking spaces available in the grounds.

### Kitchen / Living

A generously sized open plan kitchen / living area has built in appliances including wash/dryer, electric oven and grill with extractor fan above, fridge freezer and breakfast bar area.

The living and dining space has attractive wood effect vinyl flooring, electric radiators, tv input point and distant sea views.



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## PROPERTY DESCRIPTION



### **Bedroom 1**

Double bedroom, wood effect vinyl flooring continues, electric radiator and plenty plug socket points.

### **Bedroom 2**

Light and airy double bedroom with the specification as bedroom 1.

### **Bedroom 3**

Small double bedroom with built in wardrobe.

### **Bathroom**

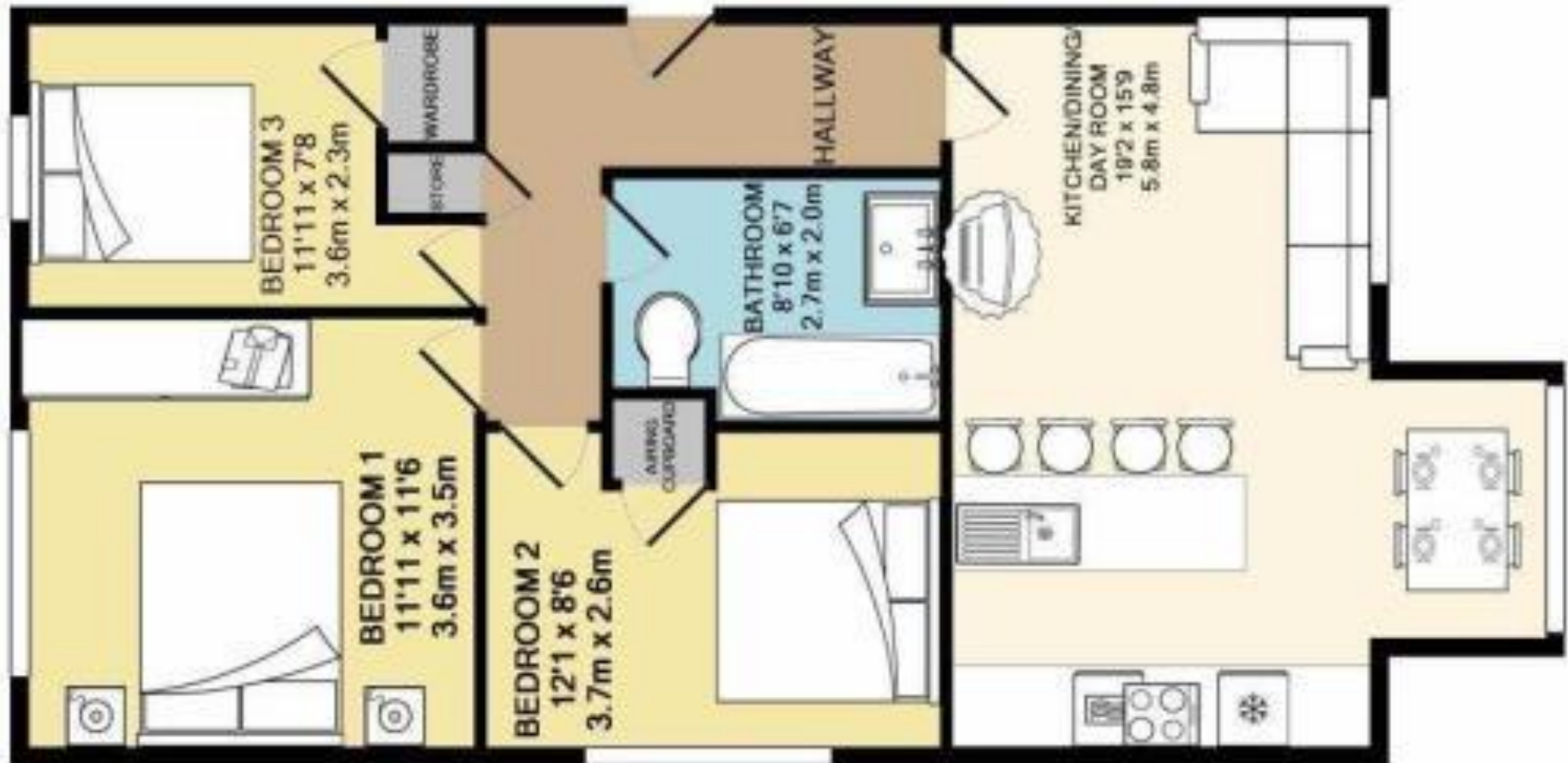
Modern bathroom with tiled walls and flooring, large bath tub with shower head above, toilet sink with mirror over and underneath led lighting and electric towel rail.



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## FLOOR PLAN



TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AREA DESCRIPTION

An outstanding location not far from the cliff top and beach front and a short walk into Bournemouth Town Centre.

In a car you are within a mile of the Wessex Way and dual carriageway to the New Forest and Bournemouth International Airport, whilst from Poole there are ferries to the Channel Islands and France.

For shopping, there is an M&S Food in Westbourne. Just beyond that is Tesco and Lidl with a new Aldi at Redlands Retail Park, which has major stores such as John Lewis Home, Next Home, Home Bargains and Homebase. For fashion shopping the close by Bournemouth has Zara and Primark or catch Castlepoint Shopping Centre offers M&S, Asda, Sainsbury, Next and Topshop.

Sport is brilliantly catered for with water sports easily accessible in Poole Harbour, the 2nd largest natural harbour in the world and haven to boats of all sizes as well as being a UK hub for windsurfing and kitesurfing. Tennis is within walking distance in the Bournemouth Gardens and the cliff top Argyll Gardens Bowling Club.

The area has a number of excellent golf courses; public courses in Bournemouth are at Meyrick Park and Queens Park or there is the private members' Parkstone Golf Club which is listed in the top 100 courses in the UK.

The popular Hallmark Health Club is within walking distance or DW Fitness is at Redlands Retail Park.

You can walk along the beach promenade to the famous Sandbanks beaches, From Sandbanks, you can catch the chain ferry to the Purbeck Hills. There is a large cycling community in the area, and Dorset's Jurassic coast is a destination for walkers.







Viewing by appointment through sole agent

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