

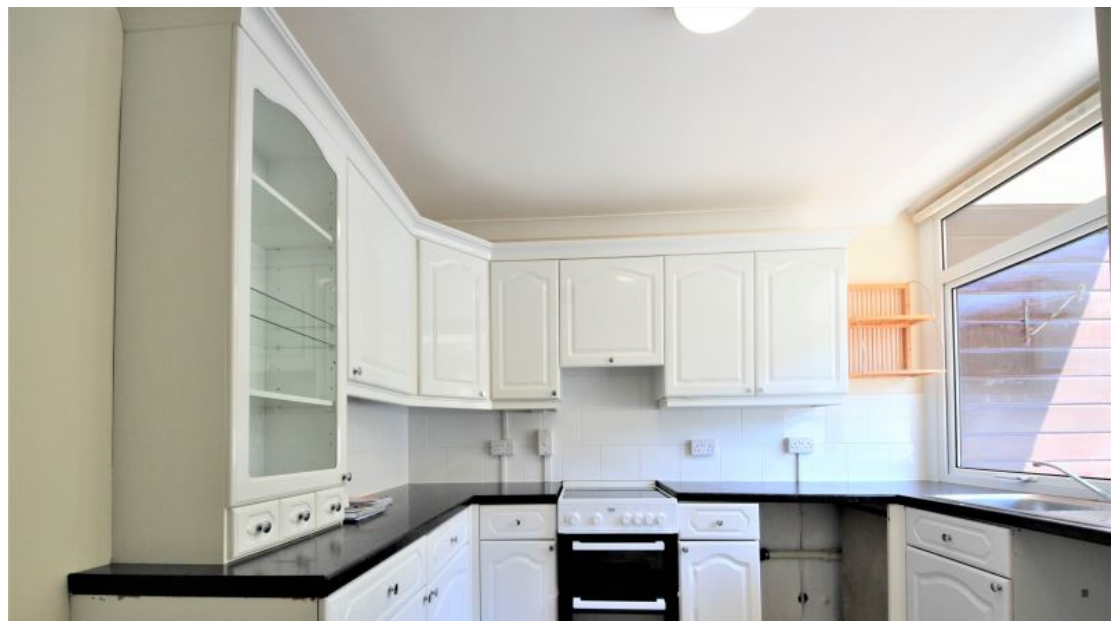


**West Cliff Road Bournemouth BH2 5HG**

**£220,000 ShareOfFreehold**







Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.



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**£220,000 ShareOfFreehold**

Adams Property Agents are delighted to offer for sale this well presented, two double bedroom ground floor apartment in the prestigious development Admirals Walk.

Admirals Walk is an iconic landmark development of 121 apartments and occupies an unrivalled position in the highly prestigious location of West Cliff, located within a few minutes walk of the town centres seven miles of award winning sandy beaches. The property is a short distance from Bournemouth's vibrant range of shops, theatres and restaurants.

Admirals Walk further benefits from beautiful landscaped and manicured grounds, approaching an acre, with residents benefitting from a private secure gate, leading onto the West Cliff, from which there are magnificent views over Bournemouth Bay and a series of steps leading directly to Durley Chine Beach. The large welcoming foyer, creates an excellent first impression and includes several seating areas and the concierge desk.

Positioned on the ground floor, the apartment benefits from it's own private entrance. The accommodation comprises, entrance hall, two double bedrooms, large lounge / diner, bathroom and separate kitchen. A particular feature of the apartment is the large sun terrace with views over the immaculate, landscaped communal gardens. The apartment has an allocated garage along with a parking permit for the 'first come, first served' surface parking area. There is also the added advantage of a secure 'lock up' storage cupboard underground.

The property would make an ideal second home, investment or main residence and an internal inspection is highly recommended to appreciate the accommodation on offer.

Unfortunately, pets are not allowed due to lease restrictions.

Tenure: Share of Freehold





Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	53
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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