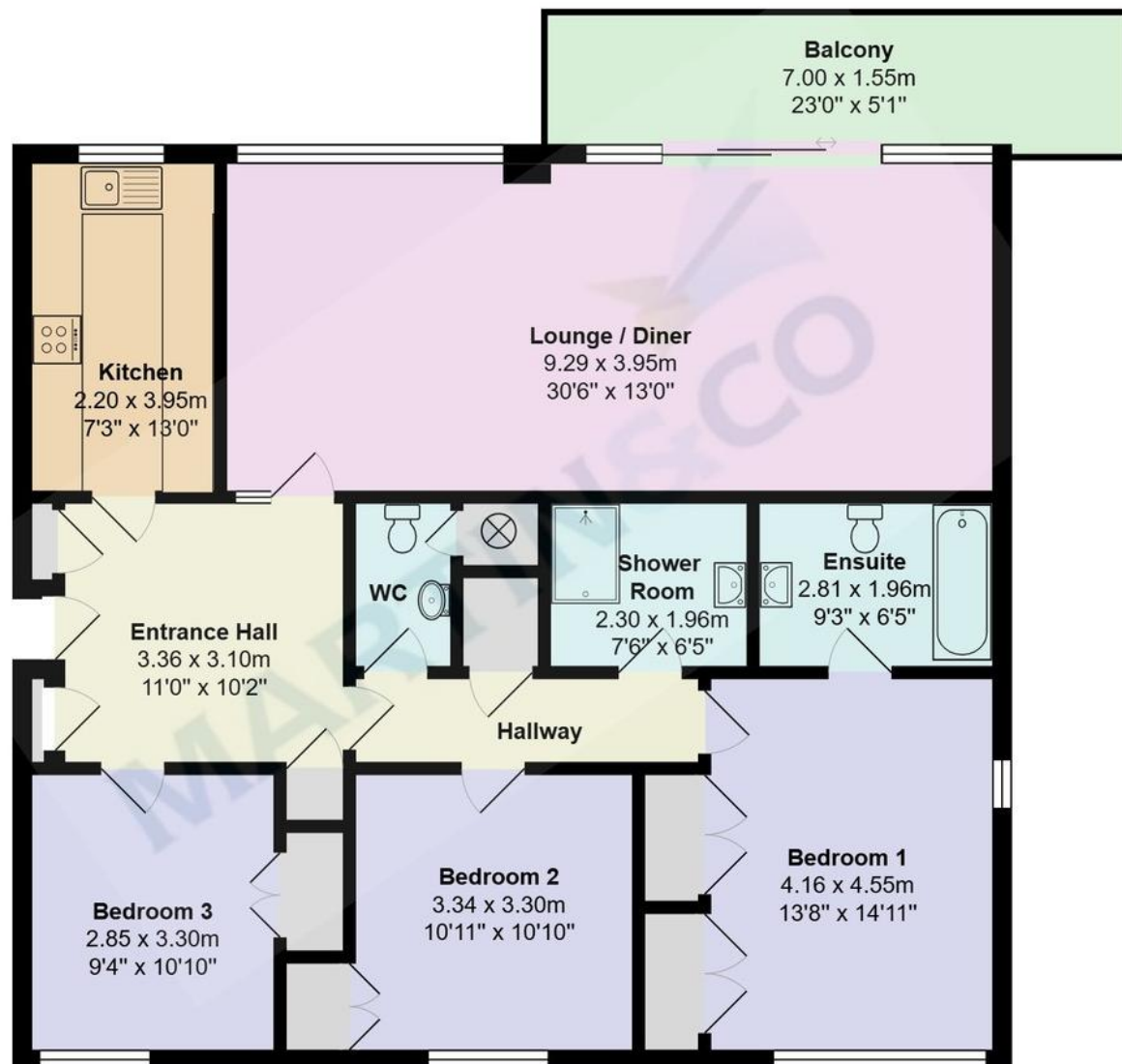


## Property Location Westcliff, Bournemouth

Admirals Walk is a prominent residential development situated in the sought-after West Cliff area of Bournemouth, close to the seafront and town centre. The development comprises 121 apartments within a 14-storey landmark building, constructed in the 1960s. Admirals Walk is ideally positioned offering excellent access to the seafront, sandy beaches and the town centre. The property is within easy reach of the popular Durley Chine, while Bournemouth's shops, restaurants, cafés and entertainment are also conveniently accessible. The coastal setting, sea views and excellent local amenities make West Cliff a highly sought-after location for both permanent residents and those seeking a seaside retreat.



Total Area: 123.7 m<sup>2</sup> ... 1331 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Admirals Walk, Bournemouth

Asking Price Of £320,000

**Martin & Co Bournemouth**

192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

**01202559922**

<http://www.bournemouth.martinco.com>





MARTIN&CO

## Key features:

- Sea Views Apartment
- 3 Double Bedrooms
- Sought After Location
- Spacious Balcony
- Two Bathrooms
- One Cloakroom
- Large Entrance Hall
- Built-in Wardrobes
- Allocated Parking
- Lift To All Floors
- Communal Gardens
- 24/7 Concierge
- Direct Beach Access
- Secure Building
- No Forward Chain



Occupying an enviable position in the sought-after Westcliff area of Bournemouth, this extremely spacious three-bedroom apartment offers an impressive combination of scale, character and practical living accommodation. Enjoying sea views, a generous balcony and the convenience of concierge service, lift access and secure allocated parking, the property represents a rare opportunity to acquire a substantial apartment in one of Bournemouth's most desirable coastal locations.

Upon entering, an expansive entrance hall immediately creates a sense of space and provides access to the principal rooms. At the heart of the apartment is an exceptionally large lounge/diner, providing a generous and versatile living and dining area. The room benefits from impressive floor-to-ceiling double patio doors, which open onto the generously proportioned balcony, creating a natural connection between the interior and outside space while allowing plenty of natural light into the room. The balcony provides an excellent setting for outdoor seating and entertaining, with the added attraction of sea views.

The property also features a separate fitted kitchen and three generously proportioned double bedrooms, each benefiting from built-in wardrobes. The principal bedroom enjoys the added luxury of a private en-suite bathroom, while the apartment is further served by a shower room and a separate cloakroom, providing excellent facilities for both residents and guests. Externally, the apartment benefits from a substantial private balcony, together with access to communal gardens. The property also comes with secure gated allocated parking, providing valuable convenience in this highly sought-after coastal location. Further benefits include lift access to all floors, concierge service and a Share of Freehold, adding to the property's appeal for both owner-occupiers

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



and prospective purchasers seeking a substantial coastal home. Offered for sale with No Forward Chain, this impressive apartment combines generous proportions, versatile accommodation, outdoor space and sea views in a prime Westcliff setting. Its exceptional scale and desirable location make it an ideal choice for those looking for a substantial permanent residence or a spacious coastal retreat close to Bournemouth's beaches and amenities.

### Agent's Notes:

Tenure: Share of Freehold  
Lease: 977 Years Remaining  
Annual Service Charge: £4,377.71 (inc 24/7 portage)  
Contribution 1%  
Reserve fund: £2,500  
Building Insurance: £750  
Company contribution: £303.88  
Annual Ground Rent: NIL  
Council Tax Band: E | EPC: E  
Pets & Holiday Lets: Not Permitted

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations.
2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.
3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.
4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.
5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

