

Christopher Shaw

Lettings • Property Management • Sales

Flat 28 Avon House 16a West

Offers In Excess of £400,000

FOR SALE



Property Features:

Summary

SHARE OF FREEHOLD STUNNING PANORAMIC SEA AND SYLVAN VIEWS***POPULAR WESTCLIFF LOCATION*** Christopher Shaw are delighted to present this wonderful opportunity to purchase this two bedroom apartment with truly stunning sea views from Bournemouth's West Cliff.

Description

Situated on the 8th floor in Avon House, this purpose built apartment block is located on Bournemouth's prestigious West Cliff. The block has superbly maintained grounds and communal areas. In addition with this apartment you get one allocated underground parking space and also there are first come first served visitor bays.

The apartment is a spacious layout with all of the rooms accessed via a nice entrance hallway. Both bedrooms are ample sized doubles and both extremely bright. The lounge diner stretches the depth of the entire property so has plenty of room for a dining table as well as your living room furniture.

To fully appreciate the space and well cared for nature of the block, we highly recommend internal viewing.

Room Dimensions

Floor Plan



Total area: approx. 89.8 sq. metres (966.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006) Plan produced using Planitilo.

EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>(92- A)</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>(92- A)</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	43	76	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Additional Information

- Council Tax Band: E
- Lease Length: 999
- Service Charge: 2400.00
- Ground Rent: 0.00