



Flat 6, Laverstock, Boscombe Cliff Road,
Bournemouth, BH5 1JN

Offers over **£375,000**

 2/3

Bedrooms

 1/2

Living

 1

Bathroom



Allocated Parking



EST
1992

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A unique, versatile and spacious cliff top apartment!

ENJOYING A SUPERB VIEW OVER BOSCOMBE CLIFF GARDENS AND POOLE BAY BEYOND THIS SPACIOUS APARTMENT OFFERS FLEXIBLE ACCOMMODATION WITH UP TO THREE BEDROOMS. FURTHER FEATURING A SOUTH FACING BALCONY, ALLOCATED PARKING AND A SHARE WITHIN THE FREEHOLD IT PRESENTS AN EXCELLENT OPPORTUNITY!

Laverstock is a period purpose-built development of apartments occupying a superb coastal position, backing directly on to Boscombe Cliff Gardens, and being one of only a handful of buildings to have no road behind. Being South facing and set on the first floor, our subject apartment enjoys a wonderful view over the gardens behind, the cliff tops, beaches and Poole Bay beyond. A view which can be enjoyed peacefully from the apartments generous enclosed balcony. The building is entered via a communal entrance to the front which is served by an entry phone system. Communal hallways, stairs and a lift then lead to the first floor.

Entering the apartment, a spacious L-shaped hallway features two impressive stained-glass windows making a real feature and giving good natural light. There is a built-in cupboard with plumbing for a washing machine, and doors leading off to all rooms. The apartment offers flexible accommodation with up to three bedrooms served by a spacious lounge and separate kitchen. Alternatively, and as our sellers haven chosen to do, accommodation could be arranged with two bedrooms, a lounge and separate dining room, the choice is yours.

The lounge has a dual aspect with windows to the East and a large Southerly window giving direct sea and garden views. There is ample room for a good range of furniture and a door giving access on to the balcony. Measuring 23' in width, the balcony offers multiple seating areas from which to enjoy the superb views on offer and is enclosed by large sliding windows, allowing the outside in when open, but shelter when needed.

The separate kitchen has a side aspect window and is well

fitted with a range of eye and base level cupboards, complimented by contrasting stone working surfaces. There are integrated appliances to include a dishwasher, fridge, eye level microwave and an electric hob with extractor over and double oven beneath.

Bedroom One makes a great double room and has a range of fitted floor to ceiling wardrobes, whilst still leaving room for freestanding bedside cabinets and a dressing table. The dining room/bedroom 2 features direct balcony access. Arranged as a bedroom it makes for a large double room, and as a dining room it provides plenty of room for a formal table and accompanying furniture. Bedroom Three is currently arranged with a sofa bed leaving room for a permanent study area, making for a practical multi-purpose room. It would though make a good sized permanent double room and has a dual front and side aspect.

The retro fitted bathroom has a full-sized bath with shower screen to side and shower over, a low level wc, and hand wash basin set within a vanity storage unit. There is a heated towel rail and fully tiled walls with contrasting flooring.

Outside, Laverstock is set well back from the road with well-maintained communal gardens to the front of building. The apartment also benefits from an allocated parking space set to the front of building. In addition, the apartment has a designated storage area within a communal basement, our owners installing a lockable shed/store giving a secure storage space.

A spacious, versatile and well-presented apartment, internal viewing is an absolute must! Not only to appreciate its accommodation, but the wonderful location it is set within and the lovely view it has to offer.

THE TENURE: We are informed the apartment holds a share within the freehold to building with a lease term remaining of 945 years. Maintenance is currently charged at £2016 per annum, payable quarterly in advance.

COUNCIL TAX BAND: C



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KEY POINTS

Unique cliff top location

Superb sea and coastal views

23' balcony

Versatile accommodation

Allocated parking

Shared freehold



Approximate total area⁽¹⁾
1018.44 ft²
94.62 m²

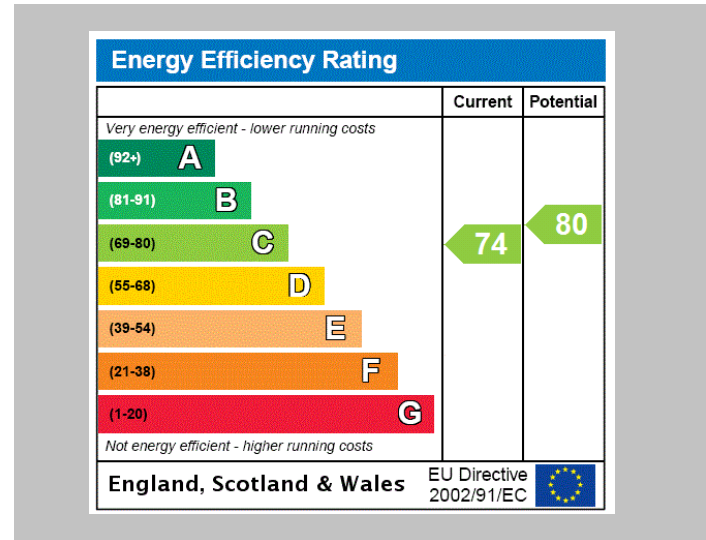
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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