

**Admirals Walk
West Cliff Road, Bournemouth
BH2 5HG**



A rare opportunity to acquire, possibly one of the finest four bedroom penthouse in Bournemouth, enjoying the most incredible panoramic sea views and far reaching suburban views from every room, with accommodation extending to over 1800 square feet, offered for sale with no forward chain.

Guide Price: £750,000 Share of Freehold







Situation & Description

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 7 miles of award winning sandy beaches. The property is a short distance from Bournemouth's vibrant range of shops, theatres and restaurants. The town hosts the Russell-Cotes Art Gallery & Museum and the Bournemouth Natural Science Museum. There are also excellent transport links nearby. The penthouse is located on the 13th floor, on the central wing and provides an excellent opportunity for further updating and modernisation, enabling a discerning purchaser to individualise this magnificent home, to their own taste. It enjoys the most open, incredible and far reaching sea views towards 'Old Harry Rocks', Swanage, The Purbecks and Sandbanks Peninsula.

There are 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.

The Penthouse is accessed via passenger lift and stairs, with the private front door, being located immediately to your right. There is a bright and welcoming entrance hall with a useful, deep, built in storage cupboard, housing the gas fired central heating boiler and electric fuse board.

The kitchen, enjoys an open outlook and has a range of wall and floor mounted storage cupboards, with work surface above and incorporates a breakfast bar. Built in eye level oven and four ring gas hob, with extractor hood above. A single casement door leads into the elegant sitting room, with a large picture, floor to ceiling window, enjoying, quite simply, stunning panoramic sea views and spectacular sun sets.

The dining area enjoys a dual aspect, with light flooding in, having the benefit of far reaching open sea and suburban views. The layout of the sitting room and dining area works exceptionally well, as an undercover conservatory, which can be accessed from both rooms, providing a fabulous area, ideal for entertaining, relaxing or dining with friends.

Approaching the bedrooms, are an excellent range of built in storage cupboards, incorporating a utility area, with space and plumbing for a washing machine and further space above, for a tumble dryer. This area, also conceals a spacious family bathroom. There are four double bedrooms, enjoying delightful open sea and suburban views, in the sleeping wing, all having the benefit of built in floor to ceiling wardrobes, incorporating hanging and shelving space. The fabulous principle bedroom, enjoys stunning and far reaching panoramic sea views, with a separate dressing room and shower room ensuite, which complete the accommodation.

An all surrounding exterior walk-way with safety rails and Juliet balcony to the conservatory and principle bedroom, offers far reaching panoramic sea and coastline views, reaching Old Harry Rocks to the Sandbanks Peninsula.

The penthouse has the benefit of two allocated parking spaces, both in the electronic gated underground secure parking car park, which can also be accessed via a lift. There is also ample surface visitors car parking spaces. Admirals Walk has an internal post box in the foyer and post is taken by the porters on a daily basis to all individual apartments.

Tenure - Share of Freehold

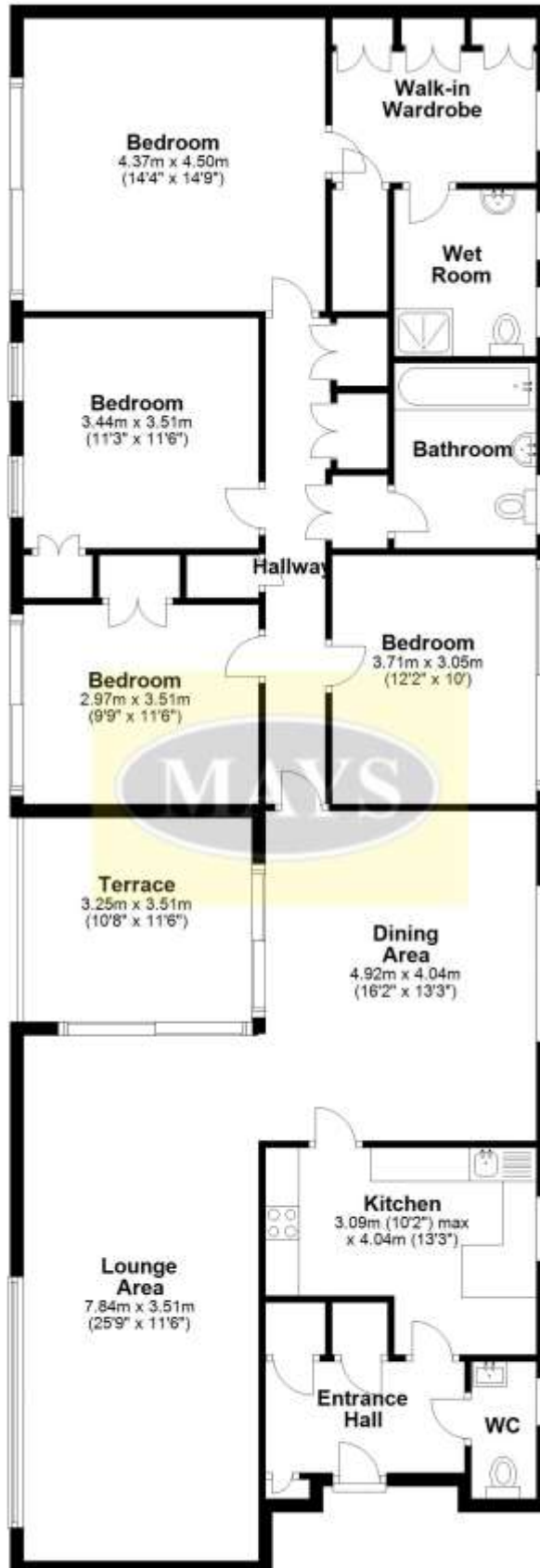
Service Charge - £1743.93 per quarter

KEY FEATURES

Rare Opportunity To Purchase Four Bedroom Front Line Penthouse Apartment
Stunning & Far Reaching Panoramic Sea Views
All Surrounding Exterior Walk Way
Iconic Landmark Building Set In Just Under One Acre Of Grounds
Private Gate Leading Directly To Award Winning Beaches
Prestigious West Cliff Location
Accommodation Extending To Over 1800 Square Feet
Kitchen/Breakfast Room
Elegant Sitting & Dining Rooms
Fabulous Conservatory, Ideal For Entertaining
Principle Bedroom With Dressing Room & Shower Room En Suite
Additional Family Bathroom
Excellent Storage Throughout
Two Underground Secure Parking Spaces
24 Hour Concierge Service
No Forward Chain
Viewing Highly Recommended

Penthouse

Approx. 169.1 sq. metres (1820.4 sq. feet)



Total area: approx. 169.1 sq. metres (1820.4 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 approx 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 PlanUp.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lowest running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		D
(39-54)	E	E	D
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE:

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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