

PS

Flat 4, Sheraton Park, 7 Milner Road, West Cliff, Bournemouth, BH4 8AD
Guide Price £555,000



Flat 4, Sheraton Park

West Cliff, Bournemouth

Beautiful two bedroom garden apartment located in a quiet and sought after cul-de-sac on the West Cliff. Sheraton Park is an attractive and well-maintained gated development approximately 750 metres from Middle Chine beach and approximately 0.9 of a mile from Westbourne. The apartment occupies arguably one of the best positions with its own large terrace of 664 sq. ft.

- Garden apartment with its own 664 sq. ft. terrace
- Situated in quiet cul de sac on the West Cliff
- Approx. 750 metres from Middle Chine beach
- Approx. 0.9 miles from Westbourne
- Internal area of approximately 761 sq. ft.
- Extensively renovated by current owner
- Elegant interior styling
- Two bedrooms
- Two bath/shower rooms (one en suite)
- Garage with boarded loft space
- 999-year lease from 25 March 2013
- Service charge: approx. £3,200 per annum
- Council Tax Band F: £3,466.65 per annum
- Share of Freehold
- EPC rating: C



ABOUT THIS PROPERTY:

Set within the attractive gated development of Sheraton Park, this beautifully presented two-bedroom, two-bathroom garden apartment offers approximately 761 sq. ft. of elegant accommodation, complemented by an exceptional 664 sq. ft. South East facing terrace.

Approached through electric gates and surrounded by beautifully maintained communal grounds, Sheraton Park has an impressive mansion-style setting with a wonderful sense of privacy and grandeur.

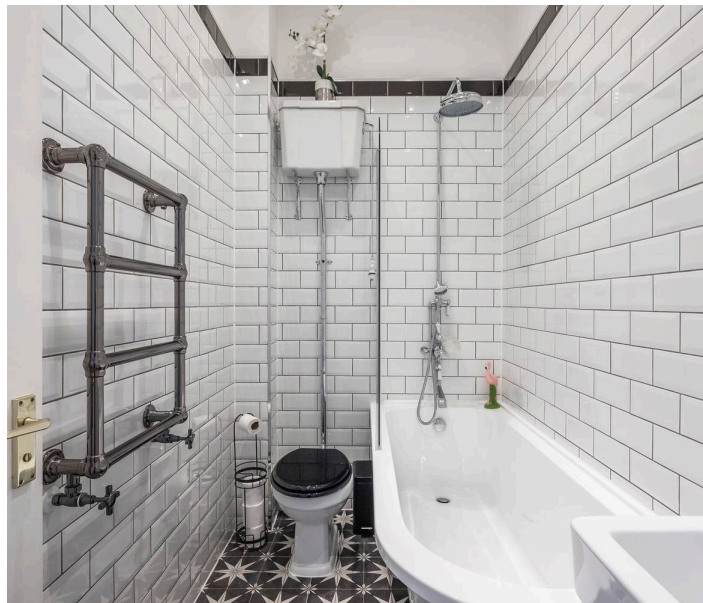
Inside, the apartment is light, calm and beautifully proportioned, with high ceilings and large windows enhancing the feeling of space. The property has undergone extensive renovation by the current owner to create beautiful modern interiors.

The living room opens through French doors onto the private terrace, creating a seamless connection between indoors and out. Exceptionally spacious for an apartment, the terrace provides a superb setting for alfresco dining, entertaining or simply enjoying the sun, with outside power, a water tap, and gated access to the garage.

The stylish kitchen is thoughtfully designed with excellent storage, integrated appliances and a breakfast bar. Both bedrooms are well proportioned, with the principal bedroom benefiting from a contemporary ensuite, alongside a separate modern bathroom. Further features include a fitted water softener and an adjacent garage with valuable, boarded loft storage.

LOCATION:

Sheraton Park enjoys a desirable position on Milner Road in West Cliff, within walking distance of Middle Chine Beach and Bournemouth's celebrated coastline. Westbourne Village is also close by, with its excellent collection of boutiques, cafés, restaurants and everyday amenities, while Bournemouth railway station provides direct services to London Waterloo and convenient connections across the wider area.



Ground Floor



Main area: Approx. 70.8 sq. metres (761.9 sq. feet)

Plus garages, approx. 12.4 sq. metres (133.8 sq. feet)

Plus terrace, approx. 61.7 sq. metres (664.1 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.

Flat 4 Sheraton Park, 7 Milner Road, Bournemouth



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.