



4, Tralee Penthouse Apartments, 88 St.  
Michaels Road, Bournemouth, BH2 5DS

Guide Price **£400,000**



2

Bedrooms



1

Living



2

Bathroom/Ensuite



\*

Parking/Garage



EST  
1992

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Set in the Heart of Westcliff, just a few hundred yards away from sandy beaches and minutes' walk to Bournemouth town centre is this spacious two double bedroom top floor apartment.

The apartment is well presented and benefits from modern fixtures and fittings to include a large open-plan kitchen living room, two double bedrooms with the larger having an En-suite shower room and access to a good-sized balcony offering sea and city views.

Stairs and lift give access to all floors, the subject apartment can be found on the fourth (top ) floor.

Upon entering the property, one is welcomed by a spacious entrance hallway, door give access into most rooms along with a useful storage cupboard.

The Open plan Kitchen-Living room is a particular feature, being of a generous size and incorporating cooking, eating, and living areas. The kitchen offers a range of modern eye level and base units set above and below the work surfaces, built in appliances and a breakfast bar whilst the living area is a large enough to comfortably accommodate sofas and other furniture. Being dual aspect, the room is lovely and bright and French doors lead onto a good-sized balcony which offers sea and city views.

The larger of the two bedrooms is a large double and offers floor to ceiling windows ensuring a plethora of natural light enters the room. A door leads to the En-suite shower room which has been fitted with a modern three-piece suite to include a fully tiled walk

in shower, wash hand basin and low-level flush WC.

Bedroom two is again a good double, offering ample space for a King bed or larger along with other bedroom furniture and the modern bathroom adjacent like the rest of the apartment is modern and well fitted to include a panel enclosed bath, wash hand basin and WC.

We understand holiday lets are permitted, and the apartment is offered for sale with no onward chain.

COUNCIL TAX BAND: D

TENURE: LEASEHOLD

We are informed that there are approximately 113 years remaining on the lease. Maintenance is charged at approximately £2,561.24 per annum and Ground Rent at £250 per annum.

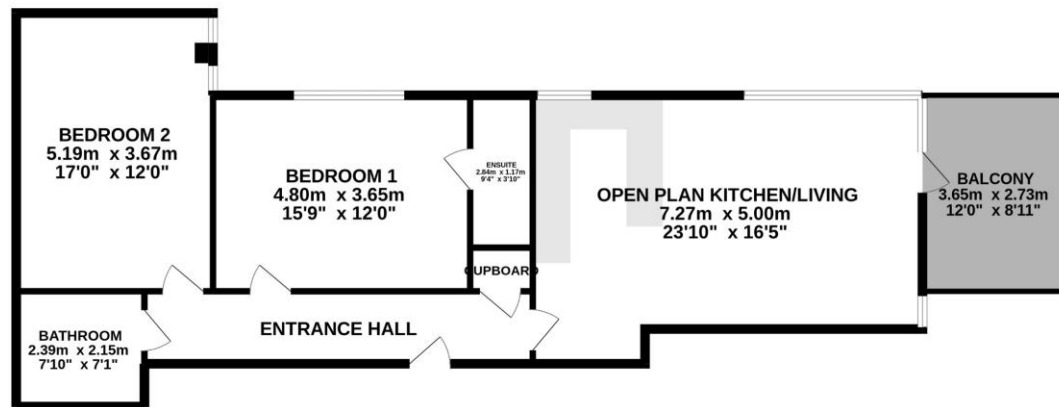
Please note whilst given in good faith this information has not been verified and any interested party should seek confirmation from their legal representative before proceeding.



## KEY POINTS

- Spacious & well presented
- Almost 1000 square foot
- 2 Double bedrooms
- En-suite shower
- Sea views/glimpses
- No onward chain
- Holiday lets allowed

TOP FLOOR  
88.7 sq.m. (955 sq.ft.) approx.

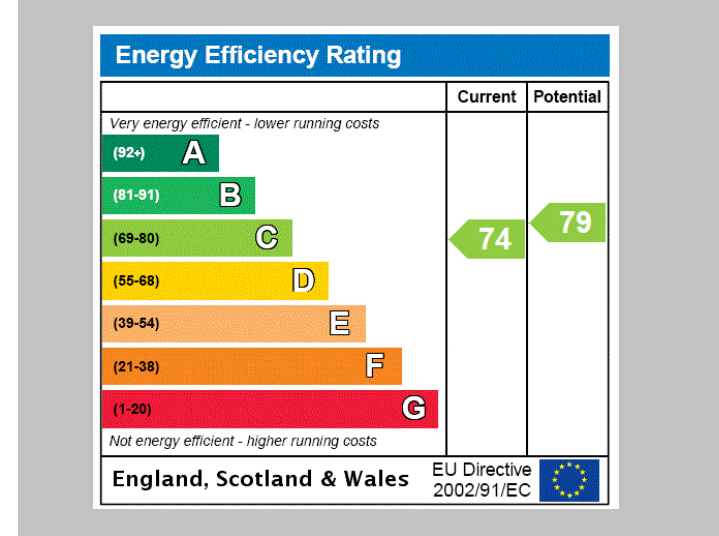
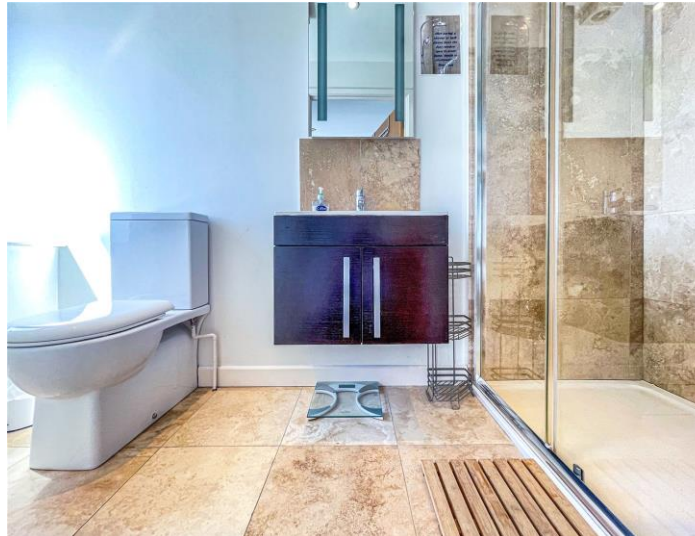


TOTAL FLOOR AREA : 88.7 sq.m. (955 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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