

Luxury+Prestige

# APARTMENT 1 WALMSLEY HOUSE

10 MCKINLEY ROAD, WEST OVERCLIFF, BOURNEMOUTH, BH4 8AQ

















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All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.



This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

# Floorplan

Apartment 1 Walmsley House  
10 McKinley Road, West Overcliff  
Bournemouth, BH4 8AQ

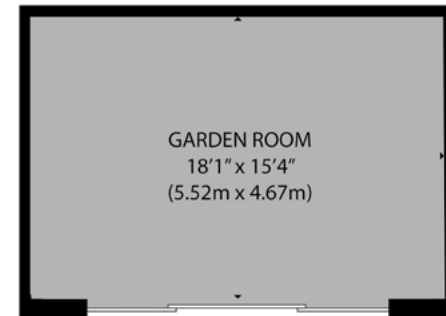
## GROSS INTERNAL AREA

Apartment: 2,629 sq. ft / 244 m<sup>2</sup>

Garden Room: 277 sq. ft / 26 m<sup>2</sup>

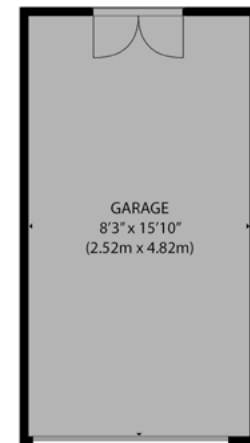
Garage: 131 sq. ft / 12 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



**GARDEN ROOM \***

\* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



**GARAGE \***

\* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



# Summary

**Within approximately a five-minute walking distance of the beaches, this three-bedroom ground floor apartment is located in arguably the most sought-after area of Bournemouth, within the conservation area of The West Overcliff.**

It offers 2,629 square feet of accommodation and benefits from its own private front door. With high ceilings and other original features including bay windows, this apartment is the perfect mix of timeless elegance with modern additions. The sitting room has an imposing fireplace with wood burner and the kitchen is fitted with Neptune units and is centred around a large bespoke island and electric Aga with Aims (Aga intelligent management system). The master bedroom suite has a dressing room and en suite (refitted 2022) and there are two further bedrooms. The family bathroom is large and fitted in a traditional style. There is also a large conservatory accessed from both the lounge and kitchen which offers wonderful views over the South facing rear garden. The garden itself is incredibly private and includes a large garden room which could be used as a 'work from home' space or gym. In addition there there is a single garage (rebuilt in 2023) and private parking.

N.B. In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff at Luxury & Prestige.

# Details

<b>Guide Price:</b>	£1,150,000
<b>Tenure:</b>	Leasehold & Share of Freehold
<b>Lease Length:</b>	999 years from 25/12/09
<b>Maintenance:</b>	TBC
<b>Ground Rent:</b>	TBC* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
<b>Local Authority:</b>	BCP Council
<b>Council Tax:</b>	Band D 2026/2027                      £2,399.99pa*** *** Amount shown is for a main home, please seek advice for additional home.
<b>Services:</b>	Mains gas, electricity, water and drainage

# Key features

- + Edwardian ground floor garden apartment
- + Neptune bespoke fitted kitchen with Aga
- + Conservatory with under floor heating
- + Three bedrooms, two bathrooms
- + 23' living room
- + Private South facing level garden
- + Garden room and recently built garage
- + Electric car charging point
- + Private parking and large shed
- + Pet friendly

# Our team



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