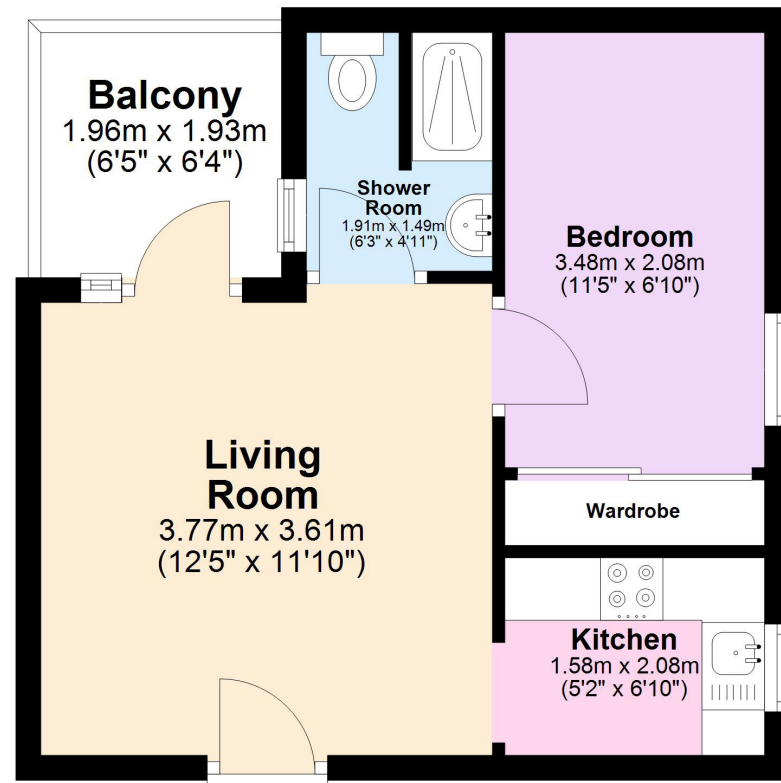
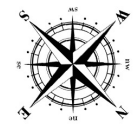


## First Floor



**Total area: approx. 28.9 sq. metres (310.9 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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  
Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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**LINKHOMES**  
ESTATE AGENTS



**Flat 3 33 Burnaby Road, Bournemouth, BH4 8JG**  
**Guide Price £170,000**

**\*\* MINUTES FROM ALUM CHINE BEACH \*\* SOUTH-WESTERLY-FACING BALCONY \*\* SHARE OF FREEHOLD \*\* PERFECT FIRST TIME BUY \*\*** Link Homes Estate Agents are delighted to present for sale this one bedroom, first floor apartment situated in the heart of Alum Chine. Being sold with no forward chain and benefitting from an array of fine features including a good-sized bedroom with fitted wardrobes, a separate kitchen with integrated appliances, a bright and airy living room with direct access onto the South-Westerly facing private balcony, a three-piece bathroom suite and an allocated parking space. This is a must-view to appreciate the position this apartment has to offer!

33 Burnaby Road is a charming character conversion of just six apartments, situated in the ever-popular BH4 postcode, and just minutes away from Alum Chine Beach. The property is situated under a mile away from Westbourne Village which offers many local amenities such as the M&S Supermarket, The Post Office, Chez Fred, Westbourne Arcade and an array of independent bars, cafes and restaurants. The Bournemouth Wessex Way is nearby and gives direct access to the M27 motorway with London roughly just 2-hour 30 minutes commute. There are also main line train routes from Bournemouth or Branksome Railway Stations to London Waterloo.





## First Floor

### Living Room

Coved and smooth set ceiling, ceiling light, smoke alarm, entry-phone system, wooden door to the front aspect, UPVC double glazed single door to the rear aspect opening onto the balcony, UPVC double glazed window to the rear aspect, longline radiator, power points and laminate flooring.



### Kitchen

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, wall and base fitted units, four-point gas hob with integrated oven and overhead extractor fan, integrated undercounter fridge, integrated washing machine, stainless steel sink, cupboard with the consumer unit enclosed, tiled splash back, power points and vinyl flooring.



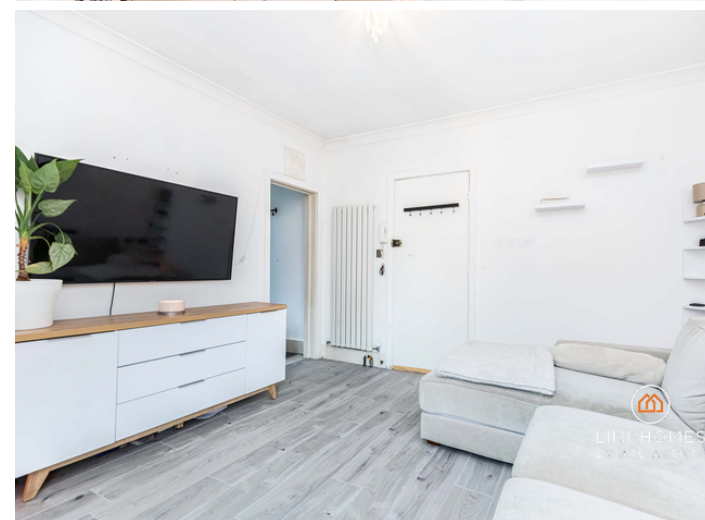
### Bedroom

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, longline radiator, fitted wardrobes with mirrored front with the 'GlowWorm' combination boiler enclosed, power points and carpeted flooring.



### Bathroom

Tiled ceiling, ceiling lights, UPVC double glazed frosted window to the side aspect, enclosed electric shower, pedestal sink, toilet, stainless steel heated towel rail, wall mounted mirror, tiled walls and flooring.



## Outside

### Balcony

South-Westerly facing patio with metal balustrades.

### Parking

Allocated parking space.

## Agents Notes

### Useful Information

Tenure: Share of Freehold  
Lease Length: 999 Years Remaining from 2010.  
Ground Rent: £0  
Service Charge: £1,440 per annum including buildings insurance, window cleaning, communal electricity, garden maintenance and a sinking fund contribution.  
Managing Agents: 33 Burnaby Road Freehold LTD.  
Rentals are permitted on a long term basis.  
Holiday lets are allowed permitting the other freeholders agree.  
Pets are permitted with permission of the other freeholders and on a non nuisance basis  
EPC: D  
Council Tax Band: A - Approximately £1,503.29 per annum.

### Stamp Duty

First Time Buyer: £0  
Moving Home: £900  
Additional Property: £9,400