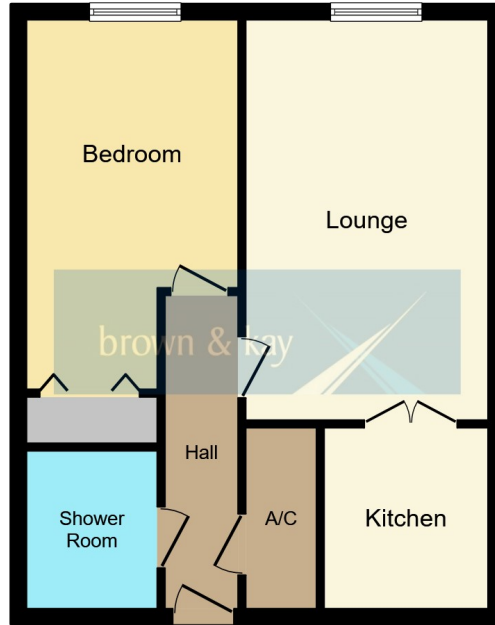




FLAT 31, THE CHINES, 43 ALUM CHINE ROAD, WESTBOURNE BH4 8DN

£90,000

- RETIREMENT APARTMENT
- FIRST FLOOR APARTMENT
- SOME UPDATING REQUIRED
- WALKING DISTANCE TO WESTBOURNE
- NO FORWARD CHAIN
- LOUNGE/DINING ROOM
- COMMUNAL FACILITIES
- CLOSE TO BUS SERVICES



**Floor Plan**

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Offered for sale with no forward chain is this one double bedroom retirement apartment located on the first floor of this popular development, ideally located within level walking distance of Westbourne village and bus services.

**ENTRANCE HALL**

**LOUNGE/DINING ROOM**

15' 7" x 10' 3" (4.75m x 3.12m) Front aspect UPVC double glazed window, storage heater, double doors to kitchen.

**KITCHEN**

7' 2" x 7' 2" (2.18m x 2.18m) Fitted with base units, inset sink with mixer tap, four point electric hob and electric oven, space for fridge/freezer.

**BEDROOM**

13' 9" x 8' 11" (4.19m x 2.72m) Front aspect UPVC double glazed window, storage heater, built-in wardrobes.

**SHOWER ROOM**

Corner shower cubicle, low level w.c. and wash hand basin.

**RESIDENTS FACILITIES**

There is a communal lounge and laundry room for the use of residents.

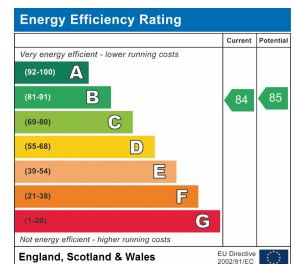
**TENURE - LEASEHOLD**

Length of Lease - 125 years from 1st April 1992

Maintenance - Charge for the period of 01/09/2022 - 28/02/2023 is £827.82

Ground Rent - 2 payments per 6 months are payable, £231.54 x 2

**COUNCIL TAX - BAND C**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.