



brown & kay

Flat 11, The Vista, 3 Studland Road, ALUM CHINE, Dorset BH4 8HZ

Offers in Excess of £300,000



DISCLAIMER PROPERTY DETAILS: 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.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



THE PROPERTY

Located just moments from the beach, this impressive two bedroom top floor apartment forms part of a modern development and offers stylish coastal living. The property features a bright and spacious open plan living/kitchen/dining room, with direct access to a generous balcony that enjoys pleasant sea glimpses. There are two double bedrooms, including a master bedroom with en-suite shower room, alongside a modern principal bathroom. Additional benefits include two underground allocated parking spaces, lift access, and with no onward chain this is an ideal main home or holiday home alike.

The property enjoys a fantastic position moments from golden sandy shores with miles upon miles of promenade stretching from the famous Sandbanks in one direction to the bustling town of Bournemouth and beyond in the other. The vibrant village of Westbourne is also nearby and boasts a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. With transport in mind, there are bus services operating to surrounding areas and train stations located at nearby Branksome and Bournemouth with links to London Waterloo.

MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - 106 years remaining
- Service Charge - £2,704.00
- Management Agent - To be confirmed
- Pets & Holiday Lets - To be confirmed
- Parking - Two (tandem) underground parking spaces
- Utilities - Mains Electricity, Gas & Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band D
- EPC Rating - C

KEY FEATURES

- NO FORWARD CHAIN
- MOMENTS FROM THE BEACH
- TOP FLOOR WITH LIFT ACCESS
- OPEN PLAN LIVING/KITCHEN/DINING
- TWO DOUBLE BEDROOMS
- BALCONY WITH SEA GLIMPSES
- EN-SUITE SHOWER ROOM
- TWO (TANDEM) PARKING SPACES
- WELL PRESENTED HOME
- TENURE - SHARE OF FREEHOLD



Floor Plan
Floor area 625 sq.ft.

Total floor area: 625 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	80	80
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		