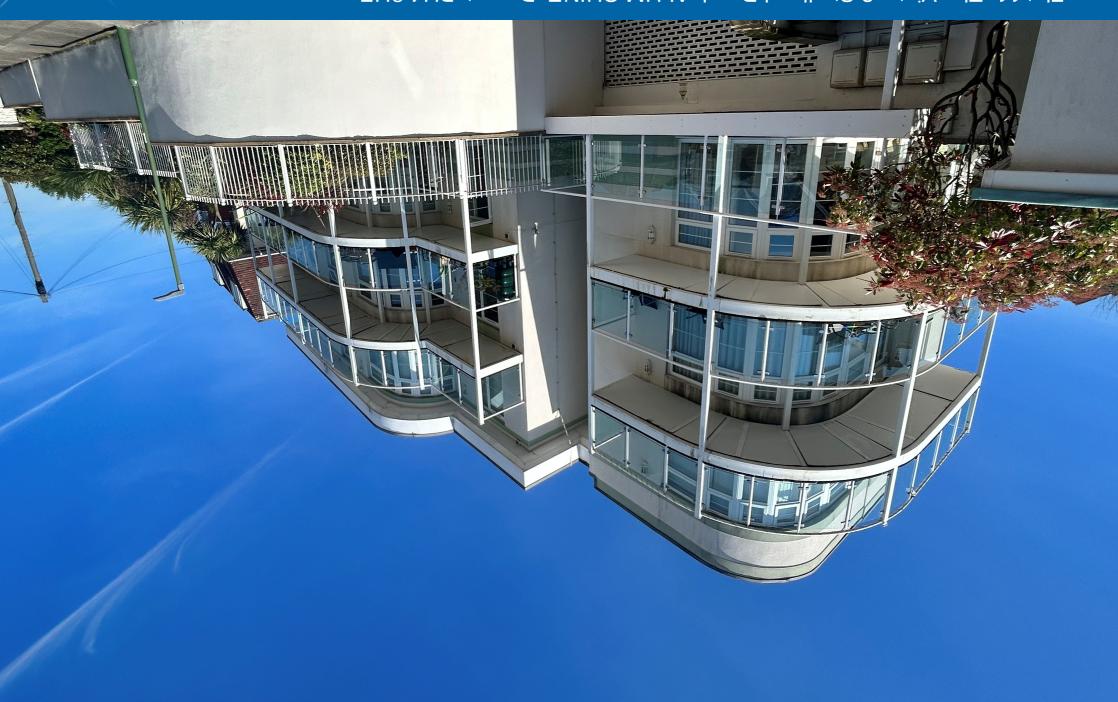
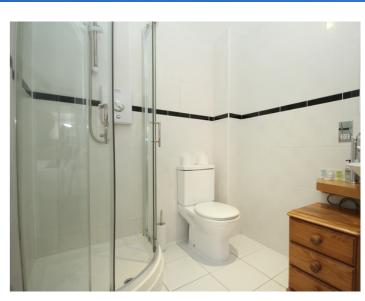
brown & kay

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















The Property
Ombudsman





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









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 ensuite 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.

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

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

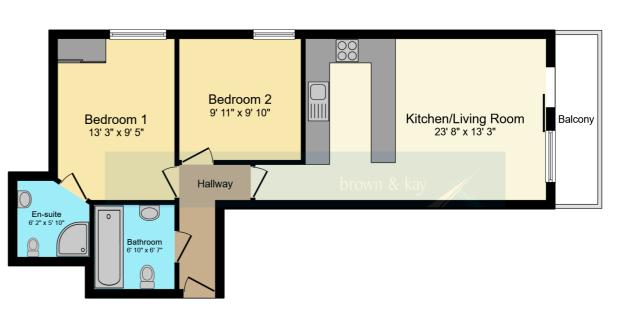
TWO DOUBLE BEDROOMS
BALCONY WITH SEA GLIMPSES

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.