

Chinereach

15 Warren Road, Bournemouth BH4 8EZ

£395,000 Share of Freehold

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Property Summary

An incredibly spacious raised ground floor apartment set in an exclusive development moments from sandy beaches and the amenities of both Westbourne and Bournemouth. Situated on a quiet tree-lined road backing directly onto Alum Chine, the apartment boasts many strong selling features, including a spacious kitchen, a private balcony and a large reception hallway with generous storage. A superb property for buyers wanting a quiet yet highly convenient address.



Key Features

- Communal entrance with level access
- Large reception hallway with storage
- Spacious Living room
- Two generous double bedrooms
- Ensuite shower room to the principal bedroom
- Modern bathroom
- Private balcony terrace with tree top views
- Secure underground parking and private storage
- Exclusive development backing directly onto Alum Chine
- No forward chain



About the Property

On entering the apartment, you are immediately impressed by the feeling of space. The reception hallway has a large storage cupboard, and the central positioning of the hallway separates the principal bedroom suite from the main living accommodation perfectly.

The living room is a delightful room with plenty of space for soft seating and dining and a door opens to a private balcony terrace, enjoying leafy treetop views towards Alum Chine beach. The kitchen/breakfast room is unusually large for a modern apartment and is comprehensively fitted with a range of modern units, integrated appliances and a useful breakfast bar.

The principal bedroom is well proportioned and enjoys the benefit of a private ensuite modern shower room. The second bedroom is a comfortable double bedroom with space for freestanding furniture, and this is served by a large modern bathroom.

Externally, the balcony terrace provides a lovely seating/dining area and enjoys a leafy green backdrop with communal gardens extending to all sides. The development is approached via an open front drive which leads to the residents' parking area. This apartment has the benefit of a secure underground allocated parking space and a private storage unit.

Tenure: Share of Freehold

Council Tax Band: D

Annual Service Charge: £2293 per annum (£1146.50 payable 6 monthly in advance)

Management Company: CR Residents Ltd via Anthem Management

We have been advised that holiday lets are not permitted and pets are allowed on license.



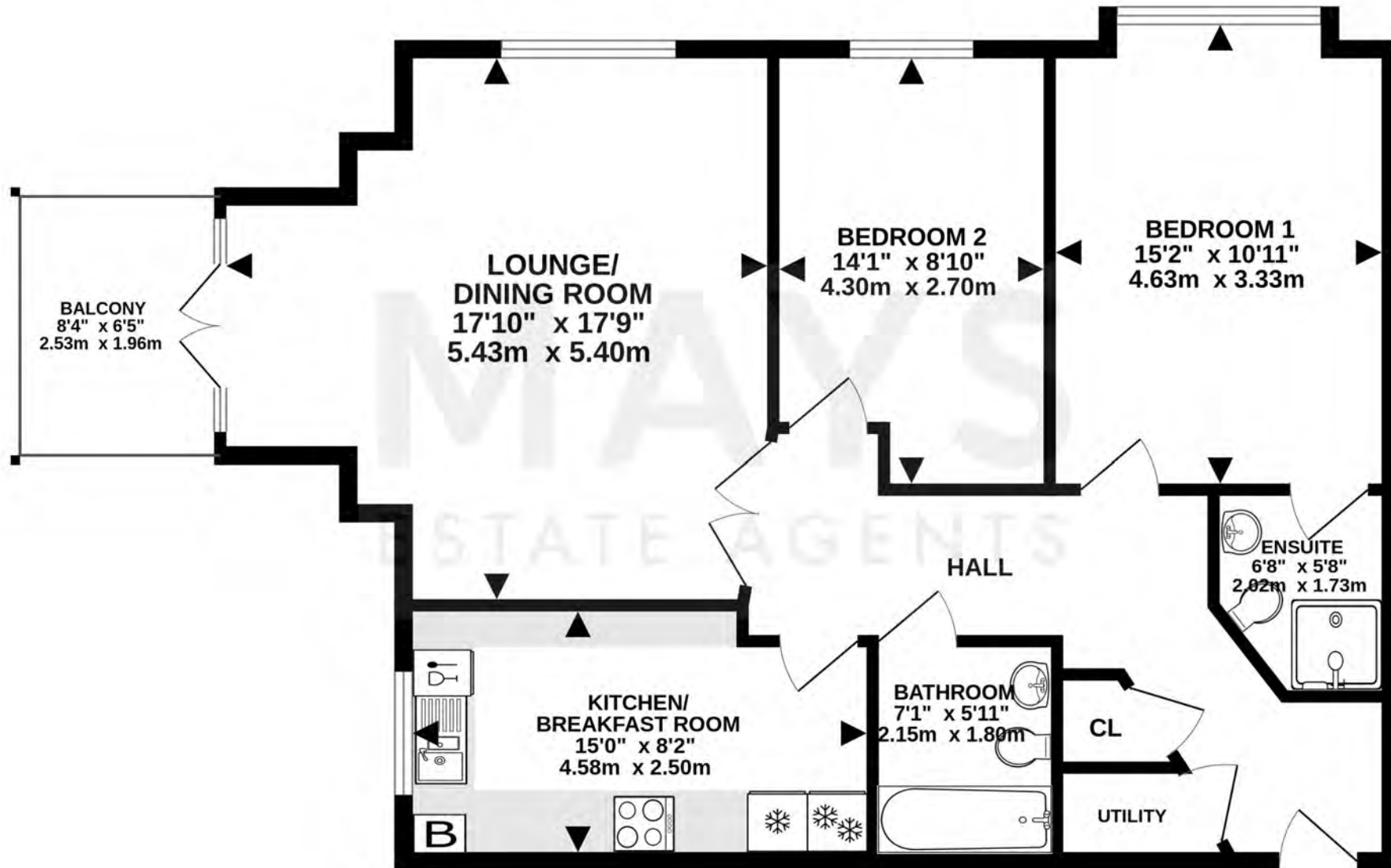


INCLUDING BALCONY

TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne high street, benefiting from a variety of excellent restaurants, bars and independent shops. Alum Chine is also within walking distance offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

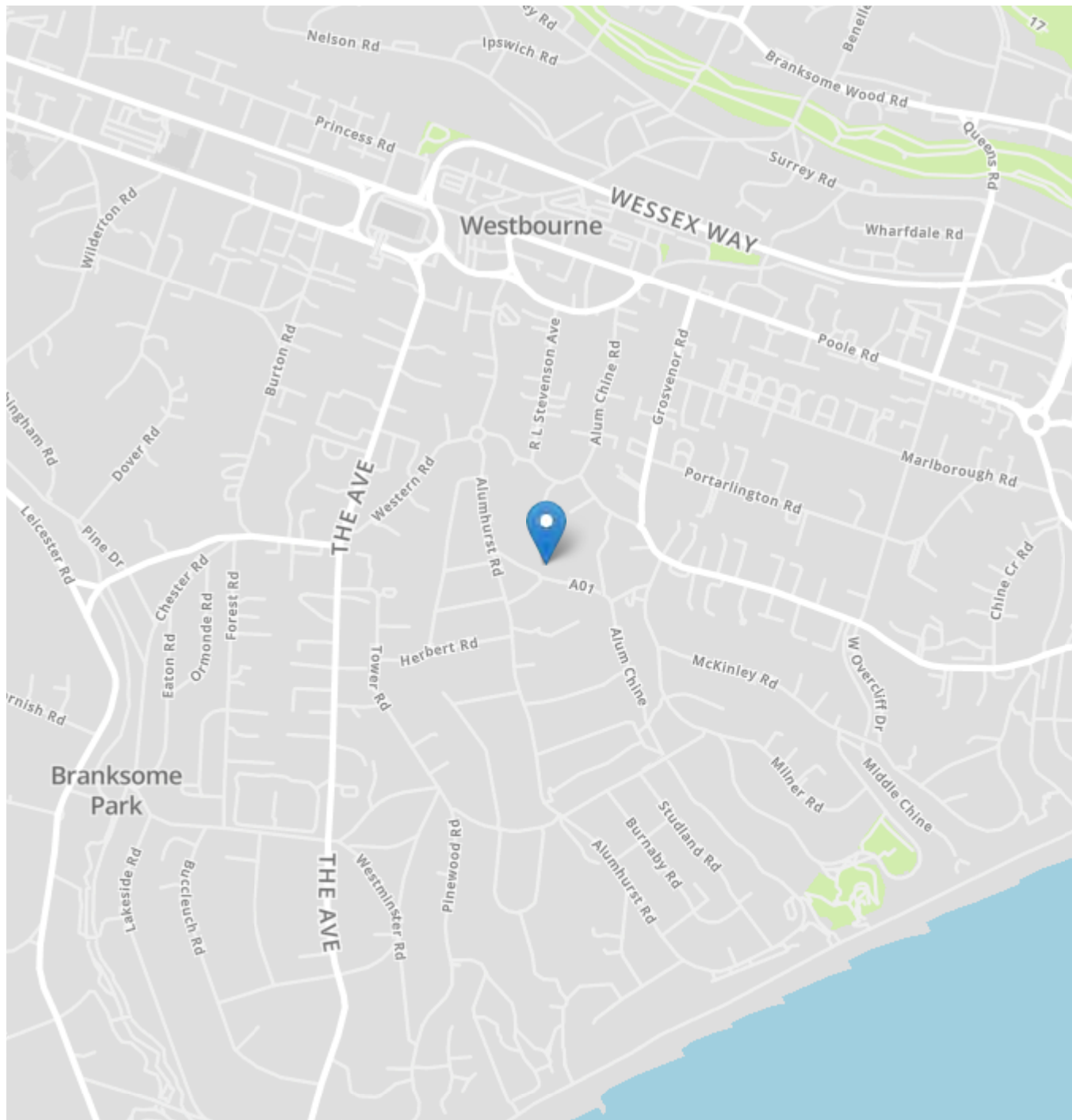


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(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

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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