

Crescent Court
33 Chine Crescent, Bournemouth BH2 5LA
Guide Price £260,000 Share of Freehold

MAYS
ESTATE AGENTS





Property Summary

A well-presented and most desirable two double bedroom apartment with a large southerly facing balcony, perfectly located on Bournemouth's West Cliff just moments from Durley Chine beach.



Key Features

- Well-presented second floor apartment
- Dual aspect lounge/diner
- Kitchen/breakfast
- Two double bedrooms with built-in wardrobes
- Modern bathroom
- Separate WC
- South facing balcony
- Perfectly located on Bournemouth's West Cliff
- Perfect first-time buy or ideal holiday home



About the Property

Crescent Court is ideally positioned for those seeking beachside proximity to the sandy beaches of Durley Chine located directly opposite this development, and the local Town Centre amenities and Westbourne Village just a short walk away.

Our well-presented two double bedroom second floor apartment has been thoroughly enjoyed by the current owners who have tastefully upgraded the aesthetics of this property to create a most contemporary and stylish home.

A real feature of this apartment is the dual aspect lounge and dining room which is light and airy, has plenty of space for soft seating and direct access outside to the south-facing balcony terrace – a perfect entertainment space.

The kitchen/breakfast room has a range of floor and wall-mounted units, a Neff oven, Neff induction hob and cooker hood over, breakfast bar, space for a fridge/freezer and a washing machine.

Two double bedrooms are located off the spacious entrance hall, both benefitting from built-in wardrobes. The modern bathroom comprises of a bath, a shower and a wash hand basin. There is also a separate WC and an additional storage cupboard.

A perfect first-time buy or ideal holiday home.

Tenure: Share of Freehold Underlying lease 199 year from 1999

Service Charge: Approximately £3,400 per annum, which includes water and buildings insurance. The recent increase reflects one-off essential repair works and the upgrading of fire doors, with the expectation that the charge will reduce again once these improvements are completed.

Council Tax Band: C

Note: Holiday lets/Airbnb or pets are not permitted within the development

Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband: Refer to Ofcom website Mobile Signal: Refer to Ofcom website

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Second Floor

Approx. 81.5 sq. metres (877.7 sq. feet)



Total area: approx. 81.5 sq. metres (877.7 sq. feet)

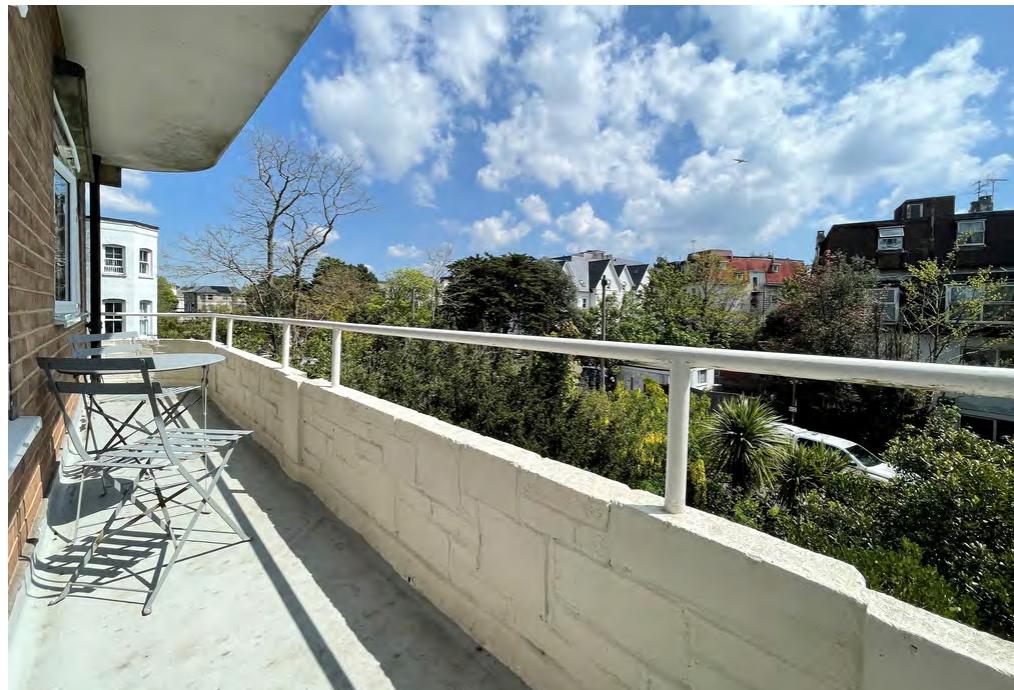
Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



About the Location

Situated in the highly prestigious location of West Cliff, located within a few minutes' walk of the town centres 7 miles of award-winning sandy beaches. The property is a short distance from Bournemouth's vibrant range of shops, theaters and restaurants. The town hosts the Russell Cotes Art Gallery & Museum and the Bournemouth Natural Science Museum. There are also excellent transport links nearby.

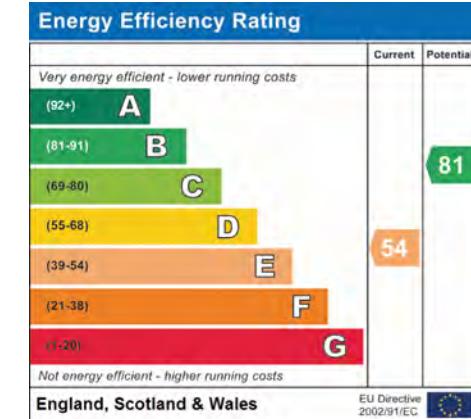
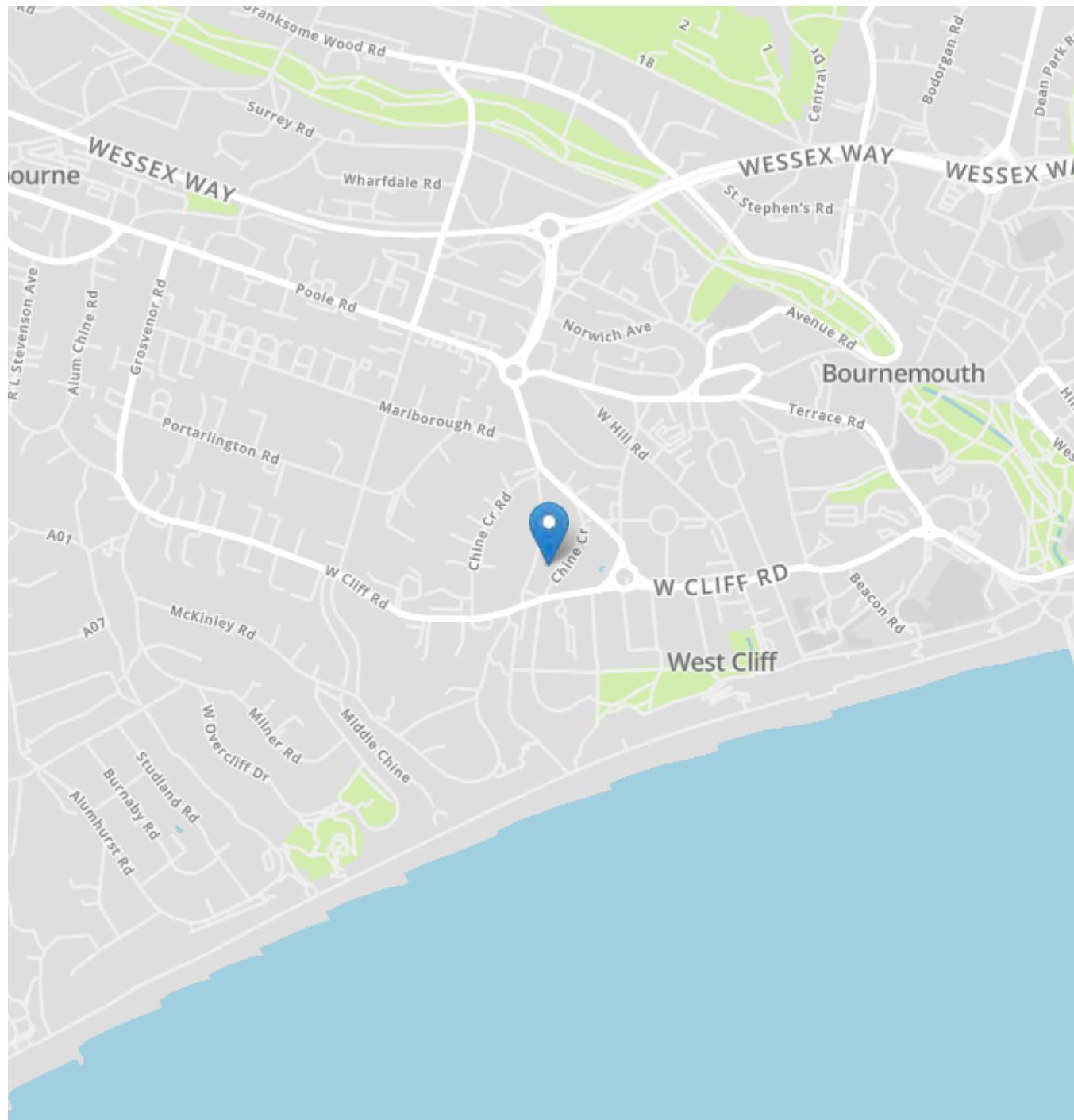


About Mays

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.



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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