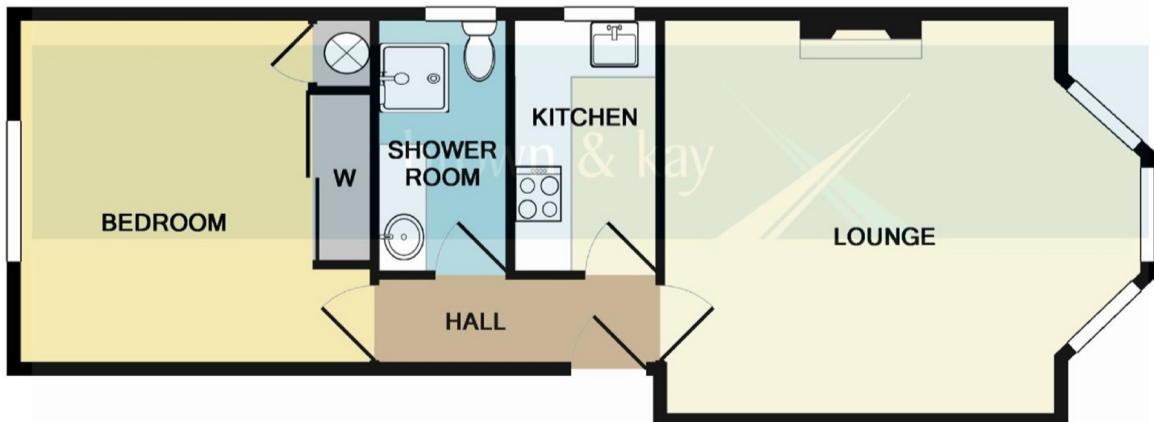




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 503 SQ.FT. (46.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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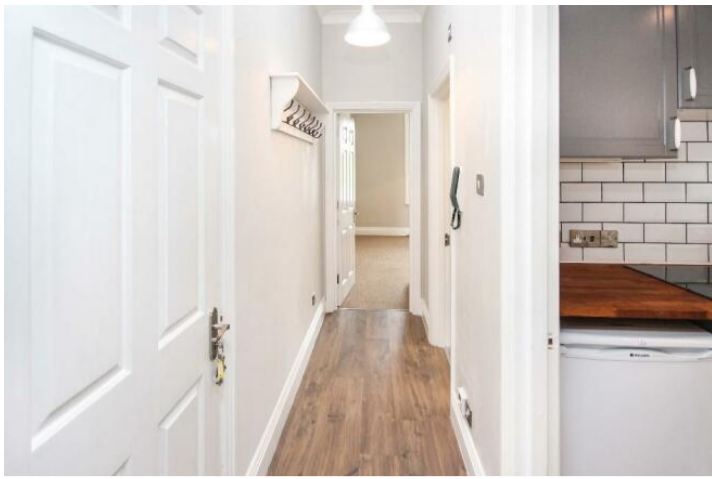


DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



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



Flat 4, Alum Grove Court, 74 Alumhurst Road, WESTBOURNE BH4 8EX Offers Over £200,000

The Property

Brown and Kay are delighted to offer this stunning one bedroom apartment situated only yards away from Chine walks and sandy beaches. This beautifully presented home affords a tastefully decorated interior with a blend of character features and contemporary finishes and benefits from a generous lounge with bay window and feature fireplace, stylish shower room, well appointed kitchen, and a good size bedroom. Additionally, there is an allocated parking space together with a long lease remaining making this an ideal purchase for either a first time buyer, buy to let investor or holiday home (personal use).

The property occupies a fantastic position moments from leafy pathways which meander directly to the promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. Miles upon miles of impressive golden beaches are perfect for a relaxed paddle-boarding session or a refreshing dip, or just kick back and watch the world go by. Westbourne with its laid back ambiance offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall is also close by.

ACCOMODATION

ENTRY SYSTEM

Door to communal entrance hall, stairs to first floor floor.

DOOR TO ENTRANCE HALL

Spacious entrance hall.

LOUNGE

16' 11" into bay x 14' 3" (5.16m x 4.34m) Feature bay window with wood panelling and pleasant outlook towards Alum Chine, feature Victorian style fireplace with matching surround, electric panel radiator, laminate flooring, corniced coving.

KITCHEN

9' x 5' 3" (2.74m x 1.60m) Double glazed side aspect window, well appointed kitchen with wood work top, inset halogen hob, oven under, space for fridge, range of wall units, inset sink unit.

BEDROOM

12' 6" x 10' 4" (3.81m x 3.15m) to wardrobe front, double glazed rear aspect window, cupboard housing tank with linen storage. Double mirror fronted wardrobe with hanging and shelving space, coved and smooth set ceiling.

SHOWER ROOM

9' x 4' 8" (2.74m x 1.42m) Stylish shower room with circular shower cubicle and wall mounted shower, low level W/C, wash basin set on feature wooden work top, matching cupboard under with space and plumbing for washing machine, attractive tiled flooring, set ceiling, double glazed side window.

OUTSIDE

Allocated parking space, raised drying area.

MAINTENANCE

Maintenance cost approximately £329 per annum.

LEASE DETAILS

Lease length 189 Years from 24th June 1991-157 from June 2023

COUNCIL TAX BAND

Council tax band B.