



**22 The Chines,, 43 Alum Chine Road,
Bournemouth, Dorset BH4 8DN
Guide Price £199,950 Leasehold**



About the Property

Security key fob allows access into the building with lift or stairs to the first floor.

The entrance hall leads through to the principle accommodation with two generous storage cupboards. The living room has pleasant outlook onto the gardens with space for dining table and double doors leading into the kitchen. The kitchen has a range of eye and low-level cupboards, integrated eye level oven with electric hob and extractor above, space and plumbing for washing machine and space for freestanding fridge/freezer.

There are two double bedrooms, both benefiting from fitted wardrobes. The shower room completes the accommodation with fully tiled walls and three-piece suite comprising wash hand basin, low flush WC and shower cubicle.

The Chinese offers guest suite, laundry room and residents lounge with kitchenette, this is an ideal place to join in with entertainment and meet with other residents.

Lease – 95 Years remaining

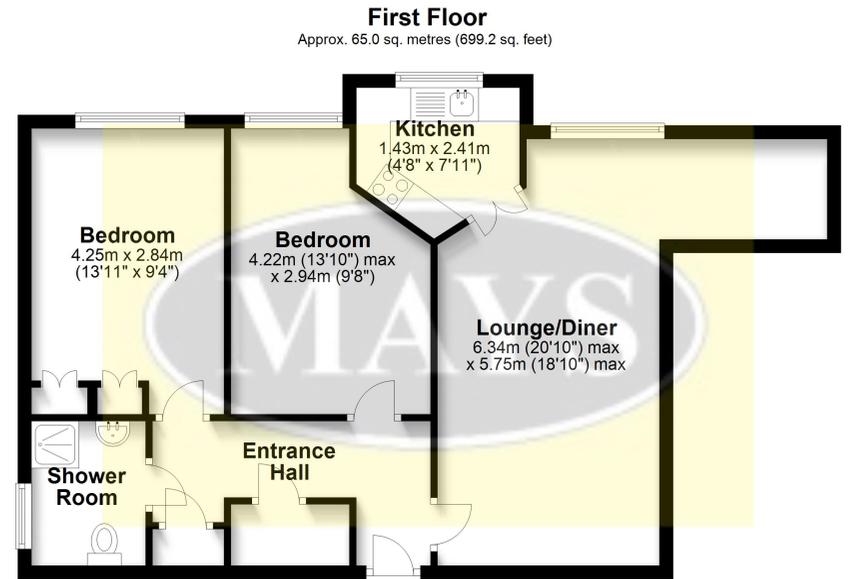
Service charge – £2,436.00 per annum

Ground rent – £275.00

BCP Council Tax Band D

Key Features

- Two double bedroom first floor retirement apartment
- Separate kitchen
- Bathroom
- Residents lounge and laundry room
- Situated in the heart of Westbourne village
- Spacious living room with pleasant outlook onto the gardens
- Attractive communal gardens
- Guest suite for visitors



Total area: approx. 65.0 sq. metres (699.2 sq. feet)

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Plan produced using PlanUp.





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