



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

TOTAL FLOOR AREA: 413sq.ft. (38.4 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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## Flat 8, The Chines, 43 Alum Chine Road, WESTBOURNE BH4 8DN

**£150,000**

### The Property

The Chines is an extremely popular retirement development located within a comfortable walking distance to Westbourne village and Chine walks in the opposite direction. This particular apartment occupies a pleasant position with accommodation to include a 15' lounge with direct access to an outside patio area, well fitted kitchen, bedroom with wardrobes and bathroom.

Westbourne village is perfectly located for walking distance and offers 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. Regular bus services operating to surrounding areas are on hand and the local rail station in Branksome is also close by. In the opposite direction, leafy Chine walks meander directly down to the beach and promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

### SECURITY ENTRY SYSTEM:

Providing access to communal entrance hall.

### DOOR TO FLAT ENTRANCE HALL:

Walk in storage cupboard, wall mounted alarm cord.

### LOUNGE/DINER:

15' 6" x 10' 4" (4.72m x 3.15m) Double glazed window with excellent outlook over the well maintained communal grounds, double glazed door to patio area, heater, feature fireplace with matching hearth and mantle.

### KITCHEN:

7' 4" x 7' 0" (2.24m x 2.13m) Range of wall and base units with integrated fridge and freezer under, work surface with sink drainer, unit housing oven with microwave over, wall units with display shelving, tiled wall and flooring.

### BEDROOM:

13' 9" to wardrobe x 9' 0" (4.19m x 2.74m) Double glazed window with pleasant communal garden outlook, double wardrobe, adjacent bedside cabinets, additional double sliding wardrobe.

### BATHROOM:

Panelled bath with shower screen and wall mounted shower, low level WC, wash basin with cupboard under, tiled walls.

### FACILITIES

The Chines has excellent facilities including residents lounge and coffee room which overlooks the well maintained communal grounds which has well stocked flower and shrubs along with various seating areas.

### TENURE-LEASEHOLD 125 YEARS FROM 1992

**MAINTENANCE-£827.83 PER HALF YEAR**

**GROUND RENT-£231.54 PER HALF YEAR**

**COUNCIL TAX BAND C**