

Pembroke Place

70-72 Alumhurst Road, Westbourne BH4 8EX

£240,000

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Property Summary

A stunning two-bedroom top floor apartment presented in first class order throughout moments from the amenities of Westbourne Village and the sandy beaches of Branksome Chine. The property has a superb layout with a large reception room having plentiful space for a dining table and a generous kitchen breakfast room. With allocated parking, contemporary styling throughout and a quiet yet highly convenient positioning, this beautiful apartment undoubtedly has many strong selling features.



Key Features

- Well maintained communal entrance hallway
- Private hallway with storage
- Stunning living/dining room
- Modern kitchen/breakfast room
- Two bedrooms
- Bathroom
- Allocated parking
- Moments from Westbourne and Sandy Beaches



About the Property

The property is approached via a well-maintained communal hallway which has a security-controlled entry phone system. The private hallway of the property has plentiful space for storing coats and shoes and further to this, there is an incredibly useful storage cupboard.

The living/dining room is a particularly good size, and the arrangement of the rooms allows for a full-size dining table to be sensibly placed next to the kitchen/breakfast room. The kitchen breakfast room is also an incredibly generous space and is fitted with a modern range of units with integrated appliances. The kitchen/breakfast room, combined with the living/dining room, gives the apartment generous entertaining space.

The principal bedroom has space for a full bank of wardrobes whilst the second bedroom has a useful recess that could be ideal for further storage or working from home. Both bedrooms are serviced by a large bathroom that has a full-size bath with a shower over. Outside the grounds are well maintained with courtesy lighting leading from the allocated parking bays to the entrance. Being situated on the top floor, the apartment also enjoys a tremendous sense of privacy.

So if you're looking for a beautifully presented, contemporary home with a sense of space and light that's a short stroll away from sandy beaches and the café culture of Westbourne – look no further, we've found it for you..!

Tenure: Leasehold - 125-year lease that commenced in 2008

Service Charge: Approximately £446 twice yearly Ground rent: £100 twice yearly

Local Authority: BCP Council Council Tax: C

Notes: No holiday lets are permitted so the development can be reserved for the peaceful enjoyment of residents.

Top Floor

Approx. 67.8 sq. metres (729.4 sq. feet)



Total area: approx. 67.8 sq. metres (729.4 sq. feet)



About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques 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.

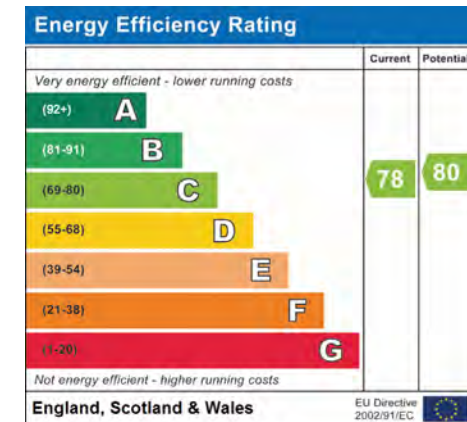
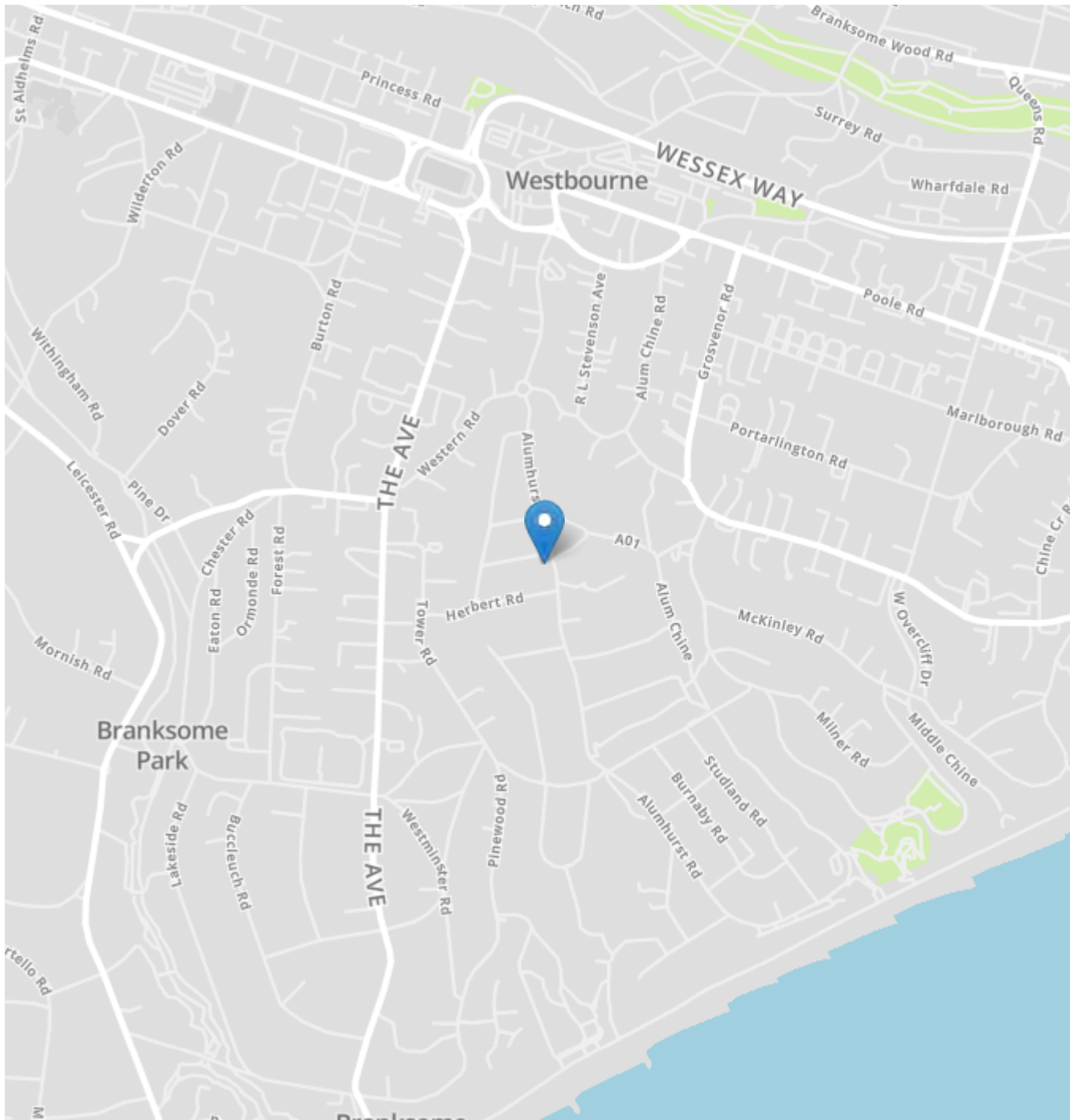


About Mays

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.



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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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

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