



brown & kay

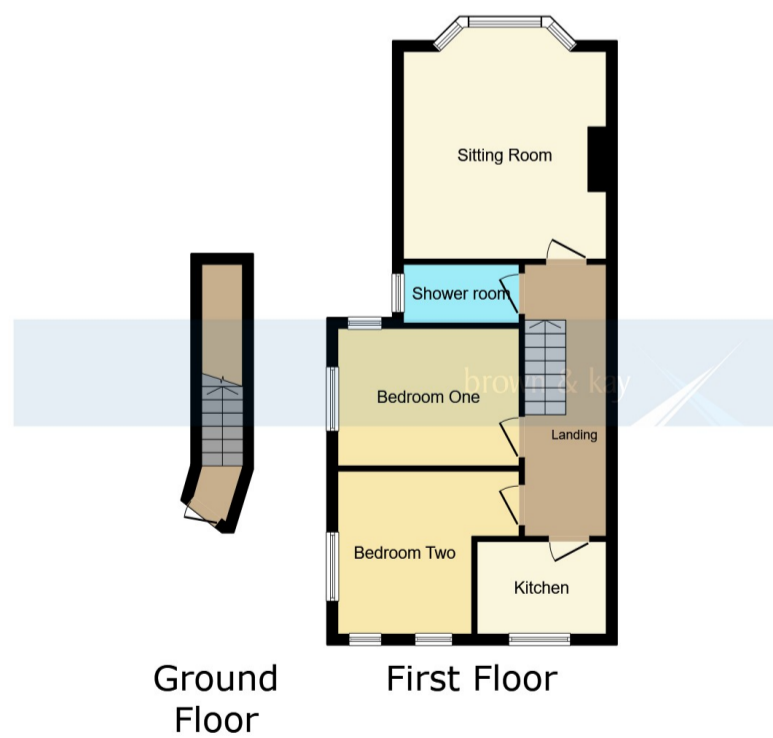
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

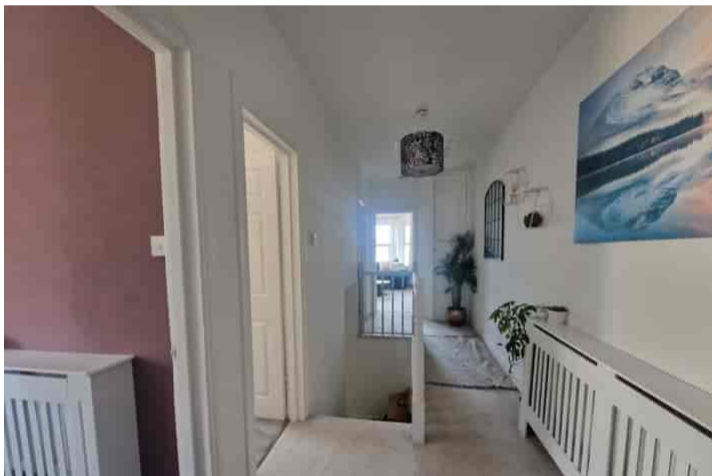
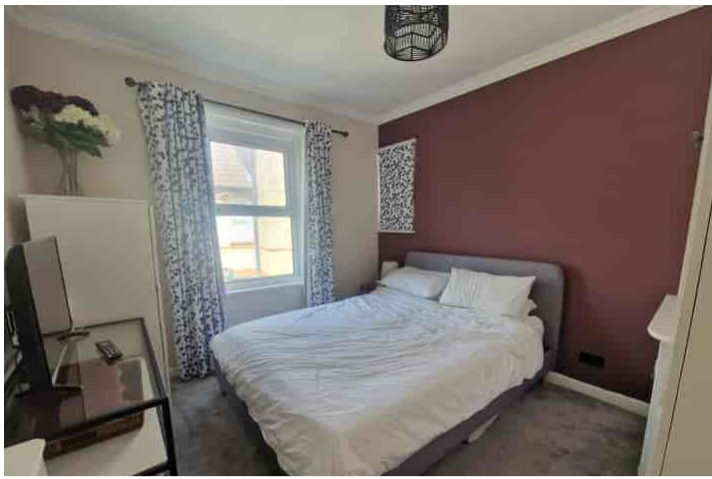
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First Floor Flat, 22 Alumhurst Road, Bournemouth, Dorset BH4 8ER

£235,000

The Property

Brown and Kay are delighted to market this TWO DOUBLE BEDROOM, first floor apartment which is beautifully presented! Benefiting from TWO OFF ROAD PARKING SPACES this home is a rare find!

The property occupies a fantastic position yards from Chine walks which meander to golden sandy beaches, and Westbourne centre. This bustling village has a distinctly cosmopolitan vibe and a true sense of community at its heart - enjoy its numerous cafes and alfresco restaurants, or walk the traditional Victorian arcade and browse the eclectic mix of shops and delis. In the opposite direction leafy Chine walks take you directly to golden sandy beaches with water often as smooth as glass, perfect for a paddle boarding session, and miles upon miles of equally impressive promenade stretch to Bournemouth and beyond one way and the glamour of Sandbanks in the other.

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

stairs leading up to all principle rooms.

BEDROOM ONE

12' 4" x 10' 11" (3.76m x 3.33m) Dual aspect windows, fitted storage.

BEDROOM TWO

12' 4" x 9' 10" (3.76m x 3.00m) Dual aspect windows.

KITCHEN

7' 3" x 7' 3" (2.21m x 2.21m) Mix of base and wall units with complementary work surfaces over, integrated fridge/freezer, oven and hob, window to rear aspect.

SHOWER ROOM

Fitted shower cubicle, w.c and wash hand basin. Extractor fan.

LIVING ROOM

14' 10" x 14' 4" (4.52m x 4.37m) Large bay windows to front aspect, feature fire.

TENURE - LEASEHOLD

107 Years remaining.

Service Charge - as and when

Ground rent - £200 per annum.

Buildings insurance - approximately £250 per annum.

Holiday lets not permitted

pets - to be confirmed

COUNCIL TAX - BAND B