

Chine Court

3 Chine Crescent Road, Bournemouth BH2 5BN

£345,000 Leasehold

**MAYS**  
ESTATE AGENTS









## Property Summary

An immaculate three-bedroom first floor apartment with secure underground parking and located within walking distance to Westbourne Village, Bournemouth town centre and nearby beaches. No forward chain



## Key Features

- Immaculate three-bedroom first floor apartment
- Lounge/diner with dual aspect
- Principal bedroom with ensuite, fitted wardrobes & Juliette balcony
- Further double bedroom with fitted wardrobes
- Bedroom three/home office
- Family bathroom
- Private balcony
- Lift access, secure underground parking & visitor parking
- Located close to Westbourne Village
- No forward chain





## About the Property

Chine Court is a modern contemporary block of apartments constructed in 2009. Located within walking distance of the vibrant centres of Westbourne Village, Bournemouth and of course the superb local beaches at Durley Chine.

The apartment is situated on the first floor of Chine Court with lift access. The entrance hallway has two generous sized cupboards providing ample storage. The lounge/diner is situated to the front of the apartment block with dual aspect windows and access to a private balcony.

The kitchen has a range of eye and low level cupboards with integrated appliances including a dishwasher, fridge/freezer, washing machine and gas hob with an electric oven under.

There are three double bedrooms. The principal bedroom benefits from an ensuite shower room, fitted wardrobes and a Juliet balcony overlooking the communal garden. Bedroom two has a similar aspect and benefits from fitted wardrobes and a chest of drawers. Bedroom three could alternatively be used as a study/home office.

The family bathroom has a three-piece white suite comprising a low flush WC, wash hand basin and bath with shower attachment.

The apartment has a gas combination boiler and underfloor heating throughout with thermostatic controls in each room.

The property benefits from an allocated secure underground parking space with further visitor parking situated to the front of the block.

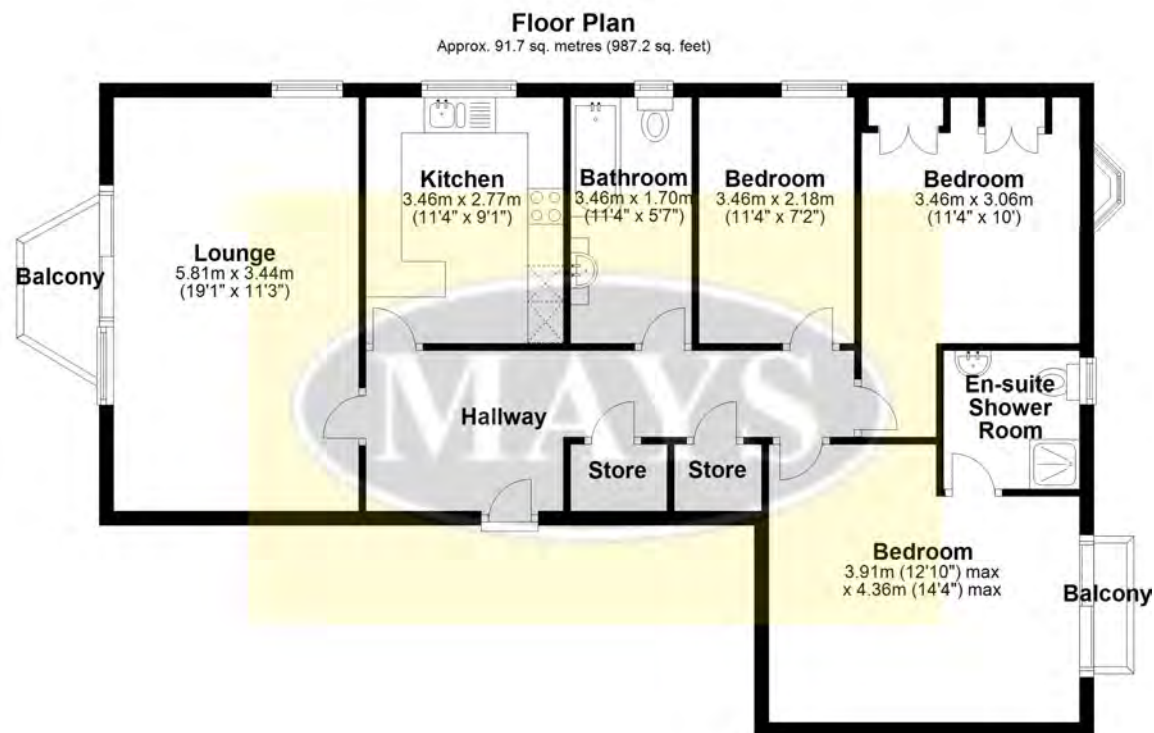
Tenure: Leasehold with an underlying lease length of 125 years from 24th April 2009

Service charges: Approximately £4,100 per annum

Ground rent: £300 per annum

Council Tax Band: E

Notes: Pets are permitted based on the following conditions - the pet should not cause a nuisance at any time to any other residents or foul on any part of the estate.



Total area: approx. 91.7 sq. metres (987.2 sq. feet)

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Plan produced using PlanUp.







## 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.

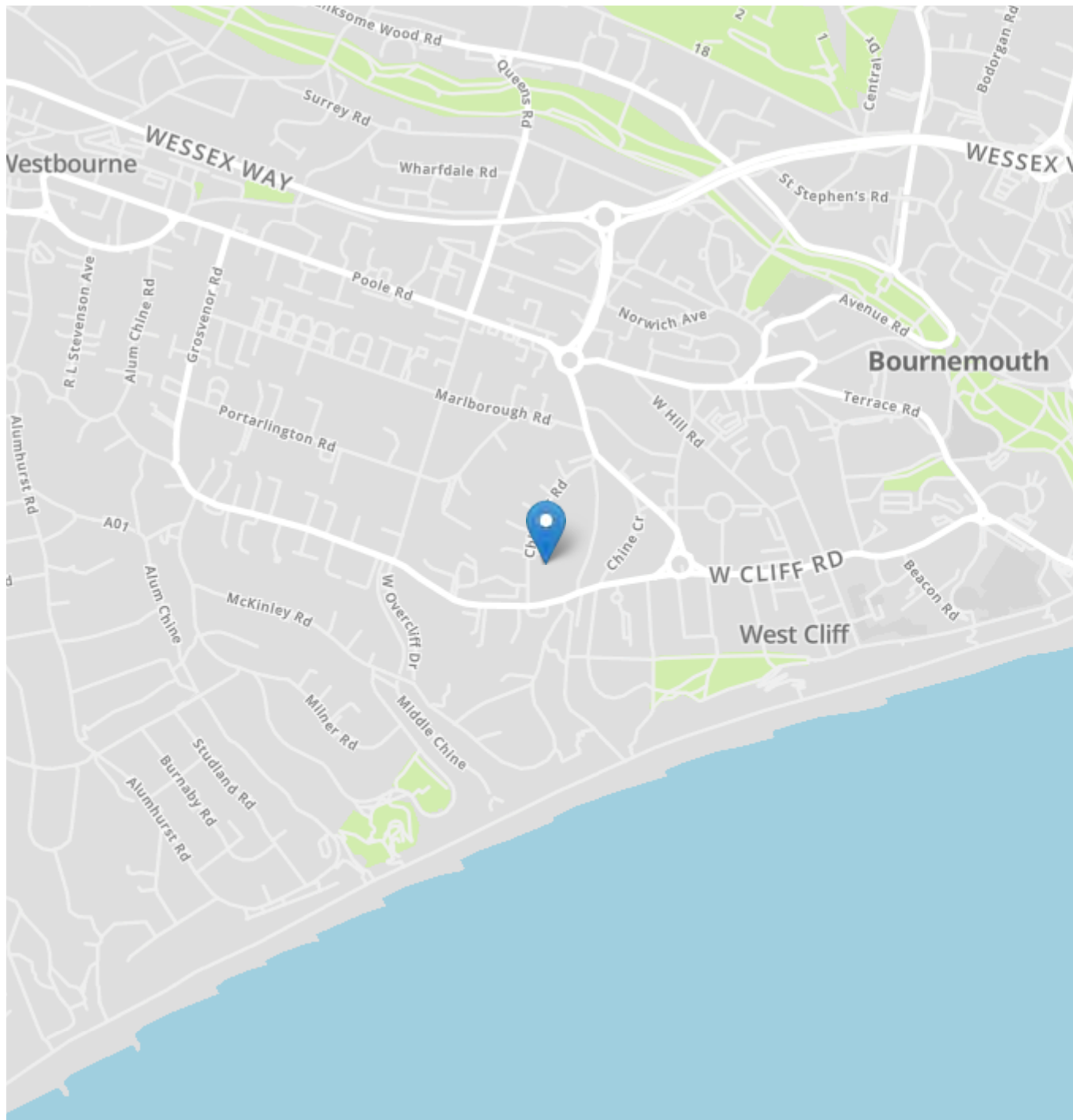


## About Mays

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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

#### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### 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.

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