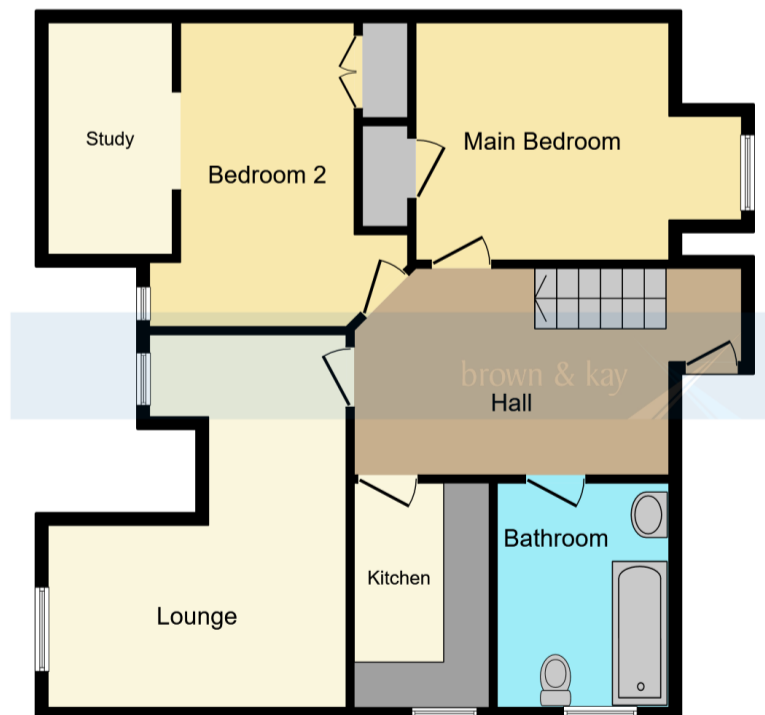




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 5, Alum Grove Court 74 Alumhurst Road, WESTBOURNE BH4 8EX

£215,000

The Property

Brown and Kay are pleased to market this character two bedroom apartment ideally located within close proximity to the beach and walks through the Chines. The home, with its 564 sq ft of living space, occupies a top floor position within this period dwelling and in brief comprises an 'L' lounge, fitted kitchen, two bedrooms with walk-in wardrobe/office area off bedroom two, and bathroom. Externally, there is the added benefit of an allocated parking space, and with no forward chain this would make a great buy to let investment, first time buy or lock up and go holiday home.

The property occupies a fantastic spot in the highly sought after area of Alum Chine well positioned for all the area has to offer. Moments away you can take a 10 minute (circa) stroll through the Chine to miles upon miles of sandy shores and scenic promenade stretching to renowned Sandbanks in one direction, and Bournemouth and beyond in the other. The vibrant village of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer food hall is also within comfortable reach. With transport links in mind, main line rail stations are available at both Branksome and Bournemouth and bus services are also readily available.

AGENTS NOTE - PETS & HOLIDAY LETS

Pier Management would need to advise as to whether either are permitted.

COMMUNAL ENTRANCE HALL

Stairs to the second floor.

ENTRANCE TO THE APARTMENT

With double glazed window, stairs to landing area, heater.

'L' SHAPED LOUNGE

14' 2" x 14' 0" (4.32m x 4.27m) Double glazed window to the front aspect overlooking the Chines, heater, further double glazed window.

KITCHEN

9' 3" x 5' 2" (2.82m x 1.57m) Double glazed window to the side, range of wall and base units, space and plumbing for washing machine, space for fridge/freezer, inset Lamona electric hob with matching oven below.

BEDROOM ONE

11' 9" x 10' 2" (3.58m x 3.10m) Double glazed windows to the side and rear, heater, airing cupboard housing tank with linen storage.

BEDROOM TWO

12' 11" x 8' 3" (3.94m x 2.51m) Double glazed window to the front aspect, heater, built-in wardrobe.

WALK-IN WARDROBE/OFFICE AREA

8' 1" x 5' 10" (2.46m x 1.78m) Built-in desk.

BATHROOM

9' 5" x 4' 9" (2.87m x 1.45m) Double glazed window to the side, sunken bath with wall mounted shower, pedestal wash hand basin and low level w.c. Heated towel rail.

PARKING SPACE

There is an allocated parking space.

GROUNDS

Alum Grove Court sits in communal grounds.

TENURE - LEASEHOLD

Length of Lease - 118 years
Service Charge - As and When Required
Buildings Insurance - Circa £300 per annum
Ground Rent - £250 per annum
Management Agent - Pier Management

COUNCIL TAX - BAND B