

11 Alumdale Road, Westbourne BH4 8HX

Guide Price £400,000 Leasehold

MAYS
ESTATE AGENTS





Property Summary

A stylishly presented three bedroom two bathroom character maisonette, enjoying a private entrance, landscaped rear garden and a high degree of privacy. Perfectly situated near local chines and Westbourne Village.



Key Features

- Stylishly presented maisonette
- Offering three bedrooms
- Two modern shower rooms
- Open plan kitchen/breakfast room
- Separate lounge
- Landscaped garden
- Feature patio terrace
- Allocated off-road parking
- Side access
- Desirable Alum Chine location



About the Property

Accessing the property via a private entrance, you are immediately impressed by the feeling of quality. The reception hallway has plenty of space for coats and shoes, and leads to the modern open-plan kitchen/breakfast room and ground floor WC/utility room.

The modern kitchen/breakfast room offers a variety of built-in storage cupboards and integrated appliances and enjoys space for dining and direct access outside to the landscaped rear patio terrace and garden via French doors.

The lounge is accessed via shutter doors and enjoys plenty of space for soft seating and connects to the open-plan kitchen area seamlessly.

Rising to the first floor, the principal bedroom is well proportioned and enjoys the benefit of a private ensuite shower room and disconnection from the rest of the accommodation. The second bedroom overlooks the landscaped rear garden and is a comfortable double with space for free-standing wardrobes. A sizeable third bedroom and a family shower room complete the accommodation on offer.



Externally, the property forms part of a small collection of apartments and is approached via side access and located towards the rear of the development. The property benefits from a private entrance, a side gate and a beautifully landscaped private rear garden with an alfresco dining terrace, patio and low-maintenance artificial lawn. The property also enjoys the benefit of an allocated off-road parking space.

Tenure: Leasehold (978 years remaining)

Annual Service Charge: Approximately £1309 per annum

Ground Rent: £5 per annum

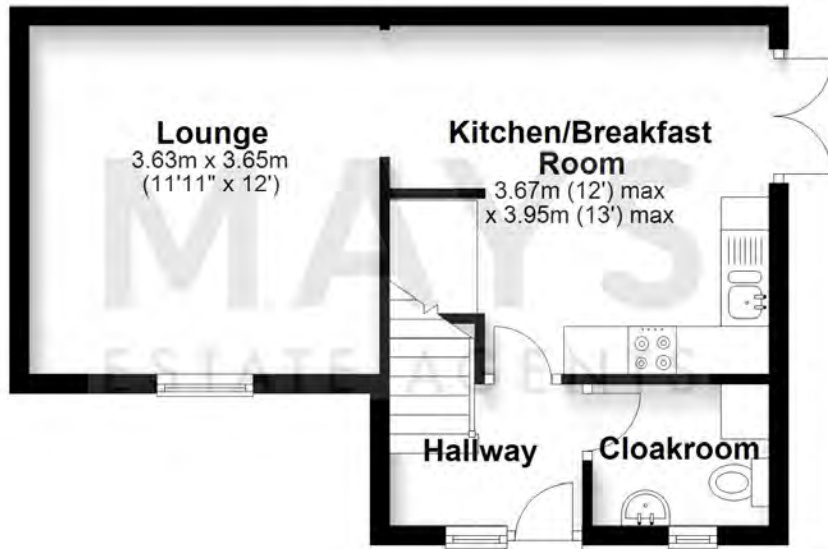
Council Tax Band: C

Holiday lets & Airbnb are not permitted.

We have been advised that pets are permitted.

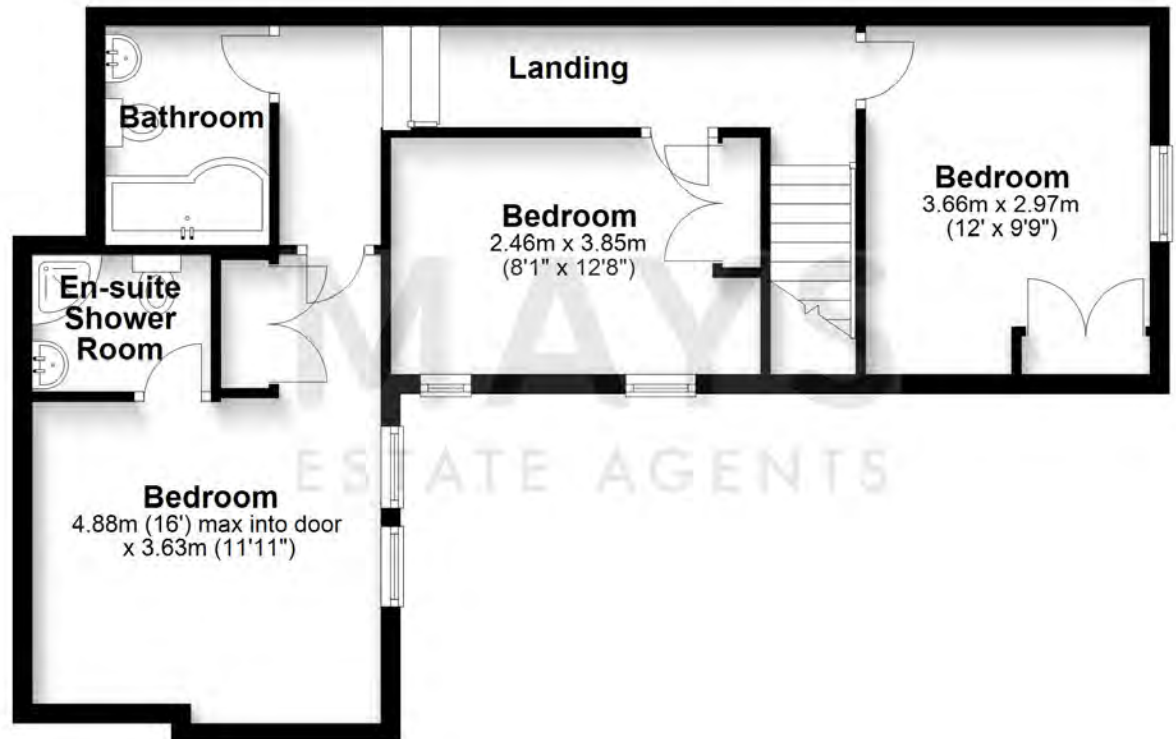
Ground Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



First Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



Total area: approx. 87.7 sq. metres (943.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne high street, benefiting from a variety of excellent restaurants, bars 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.

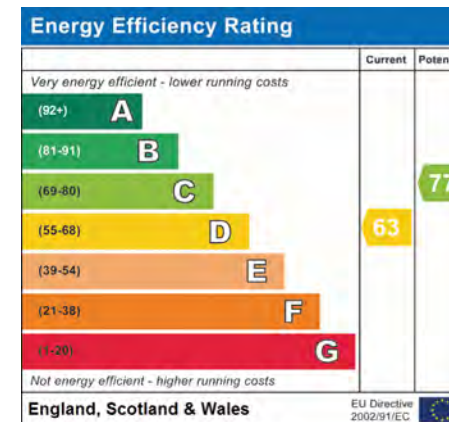
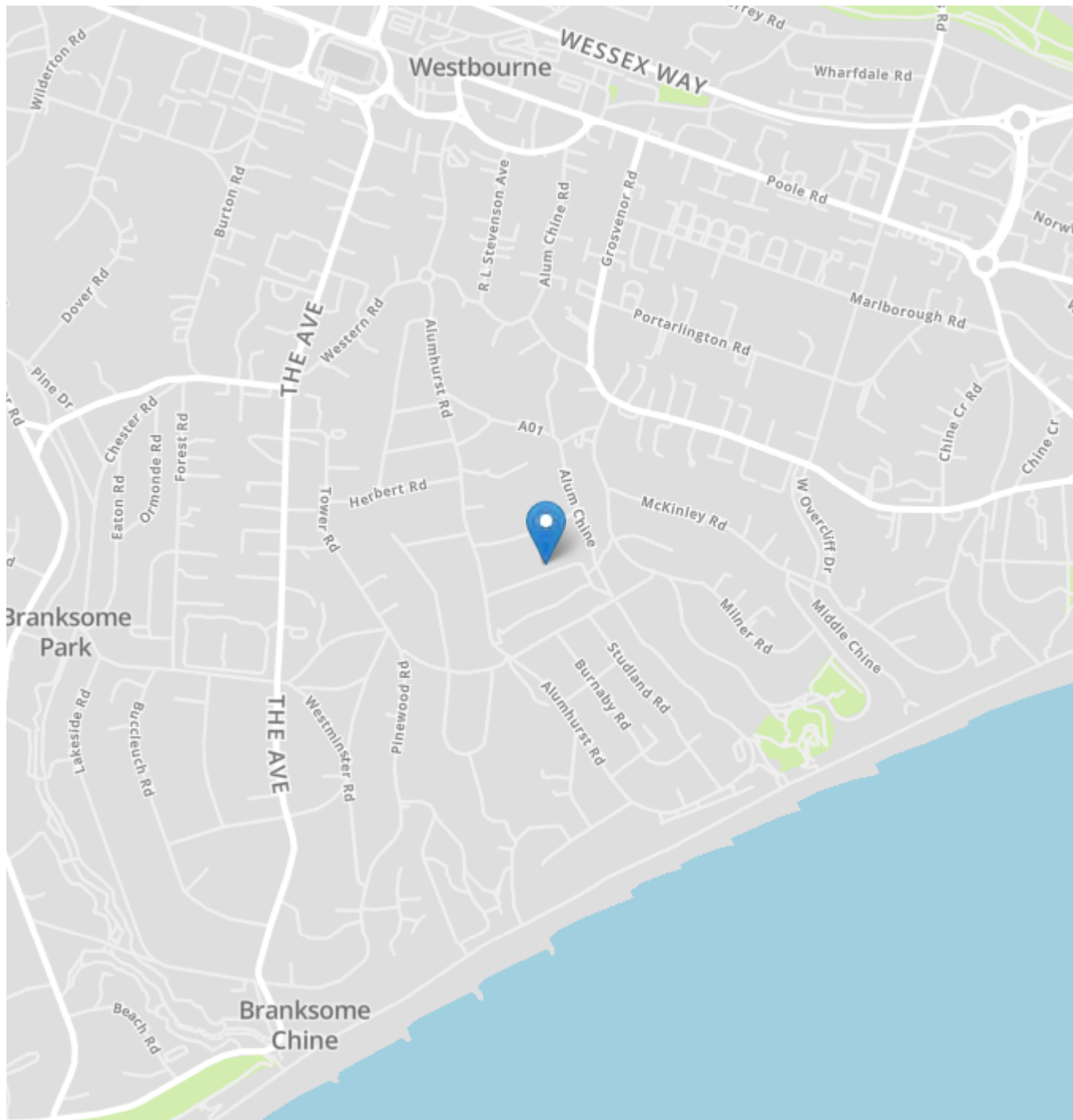


About Mays

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.



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.

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

MAYS

ESTATE AGENTS