

Alumhurst Road,
Alum Chine, Bournemouth, BH4 8EW

£350,000 Leasehold





Property Summary

A three bedroom ground floor apartment with garage, offered to the market with no forward chain and situated in the heart of Alum Chine.



Key Features

- Ground floor apartment with private entrance
- Generous accommodation
- Three double bedrooms
- Fitted wardrobes to master bedroom
- Modern shower room with separate WC
- Ample storage cupboards
- Patio area leading onto the communal garden
- Garage
- Within close proximity to The Chines and beaches
- No forward chain



About the Property

This ground floor apartment would make an ideal home, offering generous accommodation and situated in the heart of Alum Chine within a short distance to the local amenities, regular bus routes and beaches.

Benefiting from its own private entrance, the entrance hall leads through to the principal accommodation with two storage cupboards.

The kitchen has a range of eye and low level cupboards with space and plumbing for washing machine, fridge/freezer and freestanding oven. The living/dining room is situated to the front aspect with sliding patio doors leading onto the patio and communal garden beyond. There are three double bedrooms, the master benefiting from fitted wardrobes. The modern shower room has a three piece suite comprising low flush WC, wash hand basin and walk in shower cubicle. There is a separate WC.

Outside: The front and rear gardens are communal, both offering a private and peaceful setting. The property comes with a garage and parking, on a first come first serve basis.

Tenure: Leasehold

Lease length: New lease upon completion

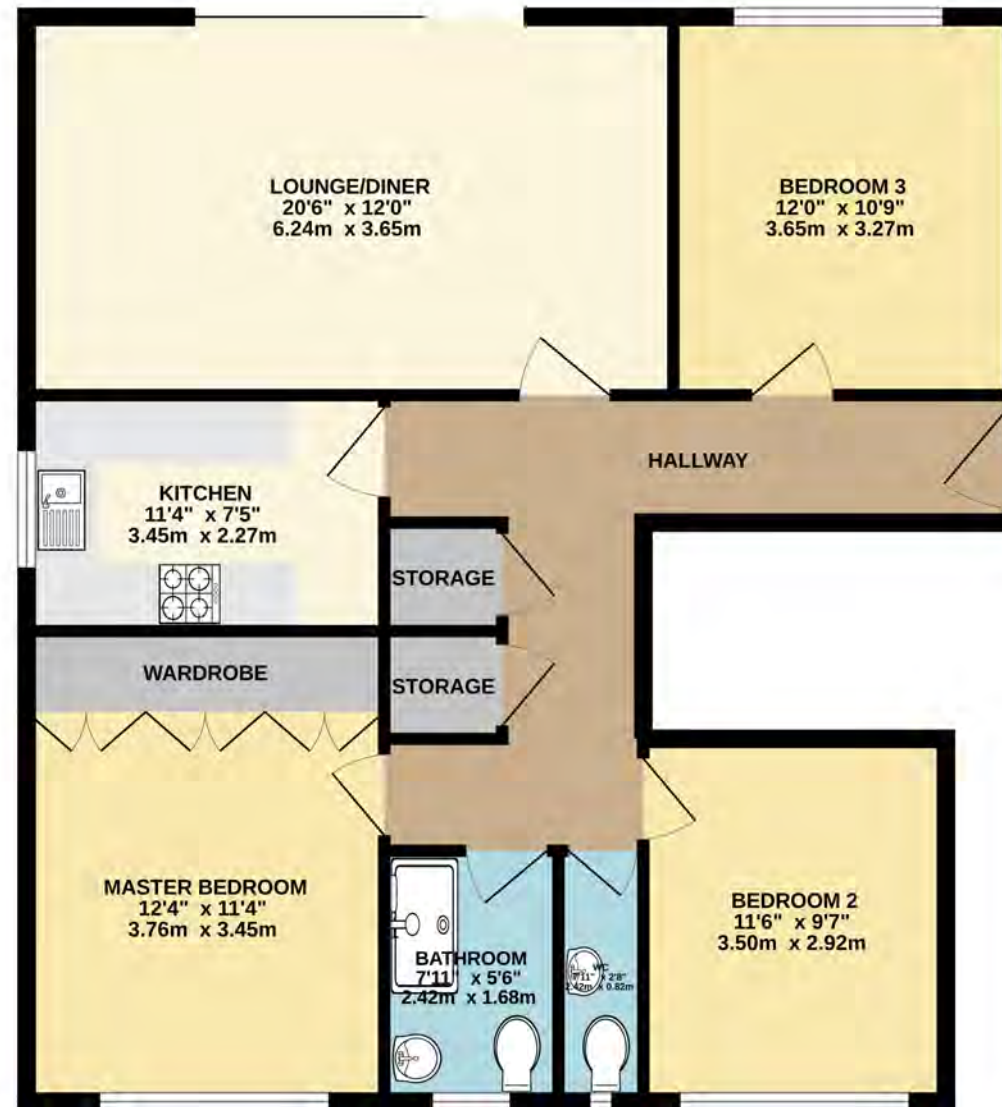
Service Charge: On an as and when basis, buildings insurance contribution is approximately £300 per annum.

Ground rent: £50 per annum

Pets and lettings: With written consent from the landlord

BCP Council Tax Band C

GROUND FLOOR
967 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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About the Location

The property is situated close to the Blue Flag sandy bathing beaches at Alum Chine. Within a short walk within the other direction is the vibrant village of Westbourne, renowned for its boutique shopping, Marks & Spencer Foodhall, restaurants, cafes and bars. Bournemouth town centre is also within close proximity and offers a wide range of leisure entertainment and shopping facilities, as well as the renowned sandy beaches found at Pier Approach. There are good transport links providing easy access by road and rail to Southampton and London with railway stations to be found at Branksome and Bournemouth.

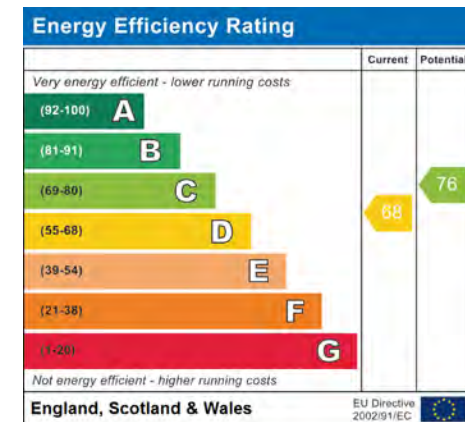
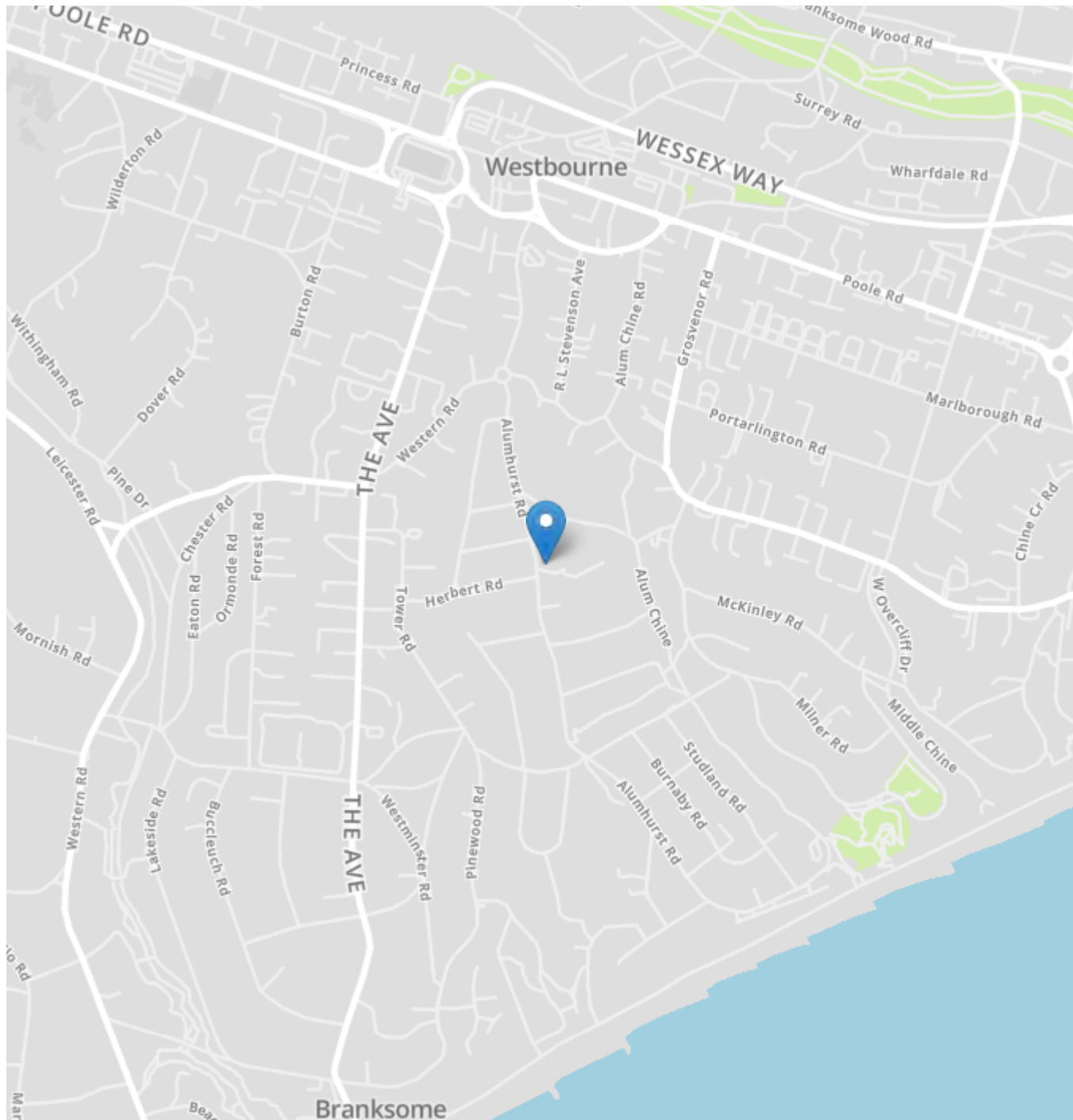


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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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 nearly 30 years.



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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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