



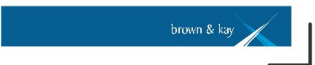
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan



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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Flat 1, Chine Court, 3 Chine Crescent Road, DURLEY CHINE, Dorset BH2 5BN

£325,000

The Property
Brown and Kay are delighted to market this two bedroom apartment located in this sought after position moments from the beach. This lovely home enjoys a ground floor position within this modern development and boasts generous and well proportioned accommodation throughout. Standout features include a large private rear terrace as well as access to your own front terrace, two double bedrooms, and an en-suite shower room. Furthermore, there is secure underground parking and with no forward chain making this would make an excellent property purchase.

Chine Court occupies a super position within a pleasant stroll of golden sandy beaches with promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other. The bustling main town of Bournemouth is within walking distance and offers a wide and varied range of shopping and leisure pursuits, and in the opposite direction you will find the lively village of Westbourne where you will find an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well served with bus services and train stations at both Branksome and Bournemouth.

COMMUNAL ENTRANCE
ENTRANCE HALL
Doors to all primary rooms, two storage cupboards, secure video entry phone system.

KITCHEN
10' 06" x 7' 11" (3.20m x 2.41m) Double glazed window to front aspect. Mix of base and wall units with complementary work surfaces over, range of integrated appliances to include 'Neff' fridge/freezer, 'Neff' double oven, 'Neff' gas hob with extractor over and 'Neff' dishwasher.

LIVING ROOM
14' 03" x 11' 04" (4.34m x 3.45m) Double glazed sliding patio doors to front aspect opening onto the front terrace.

TERRACE
Terrace to the front of the block.

BEDROOM ONE
13' 04" x 11' 03" (4.06m x 3.43m) Built in wardrobes and chest of drawers, door to en-suite, double glazed sliding patio doors to rear terrace.

EN-SUITE
Shower cubicle with mains fed shower, wash hand basin, w.c, heated towel rail, extractor fan.

BEDROOM TWO
13' 0" x 8' 11" (3.96m x 2.72m) Built in wardrobes, double glazed bay style window to rear aspect.

FAMILY BATHROOM
Bath with mixer taps, w.c, wash hand basin, heated towel rail, extractor fan.

REAR TERRACE
29' 07" x 25' 06" (9.02m x 7.77m) Larger than average south east facing terrace.

MATERIAL INFORMATION
Tenure – Leasehold
Length of Lease – 107 Years remaining
Maintenance – £4,327.79 per annum to include water rates & buildings insurance.
Ground Rent – £300.00 per annum (two payments of £150.00 in March and September)
Management Agent – Burns
Parking – Underground allocated parking & surface visitor parking.
Utilities – Mains Electricity, Mains Gas and Mains Water
Drainage – Mains Drainage
Broadband – Refer to Ofcom website
Mobile Signal – Refer to Ofcom website
Council Tax – Band D
EPC Rating – C