



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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