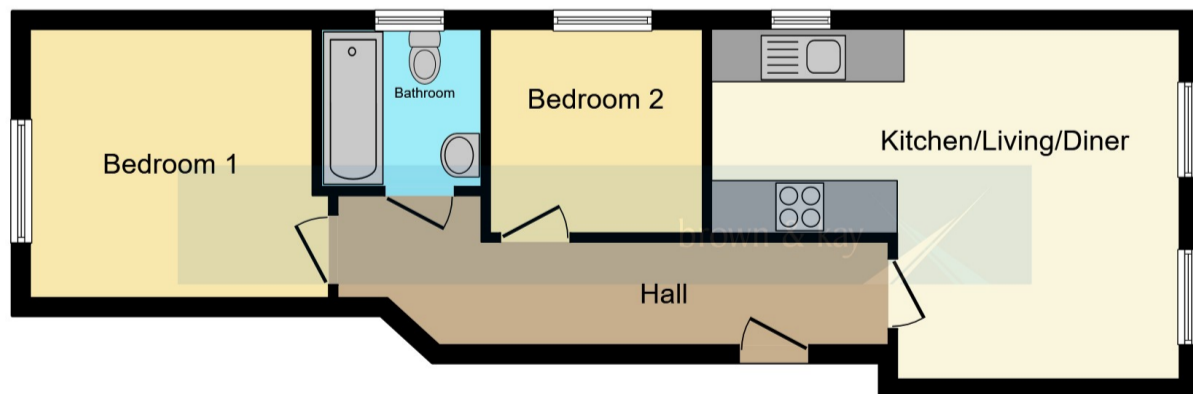




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 2 56 Alumhurst Road, WESTBOURNE BH4 8EU

£225,000

The Property

GUIDE PRICE £225,000 - £230,000 Brown and Kay are delighted to market this well presented apartment being just one of seven apartments within this modern low rise development. This lovely home occupies a ground floor position and boasts well planned accommodation to include an open plan living/dining/kitchen with a modern and well fitted kitchen with integrated appliances, two bedrooms and bathroom. Additionally, there is a parking space allocated to the home making this a great purchase for either a first time buyer or buy to let investor.

The property is well situated to take advantage of all the area has to offer, enjoy a coastal lifestyle with miles upon miles of golden sandy beaches and promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other within walking distance. The stylish village of Westbourne offers a wide and varied range of cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer food hall and is also within comfortable reach. Transport links are also readily available with bus services operating to surrounding areas and main line rail stations with links to London Waterloo.

AGENTS NOTE - PETS & HOLIDAY LETS

Holiday Lets - Not permitted

Pets - Our client has advised pets are permitted subject to prior permission from the freeholder/management, subject to the usual lease terms ... "The Lessee shall not bring or keep or permit or suffer to be brought or kept on the premises or the Property any dog cat bird reptile or other animal or pet whatsoever without the written consent of the Lessor which the Lessor may withdraw at its discretion".

COMMUNAL ENTRANCE HALL

Secure entry through to the communal hallway with front door through to the apartment.

ENTRANCE HALL

With doors through to the following:-

OPEN PLAN LIVING/KITCHEN/DINING

17' 6" maximum x 12' 11" (5.33m x 3.94m) in the living/dining area, narrowing to 7' 8" (2.34m) in the kitchen area. Two UPVC double glazed windows to the front aspect, radiator, feature flooring. Kitchen - equipped with a modern range of wall and base units with contrasting work surfaces, built-in four point electric hob with built-in electric oven, integrated dishwasher, washing machine and fridge/freezer, continuation of feature flooring, UPVC double glazed window to the side aspect.

BEDROOM ONE

11' 7" x 10' 1" (3.53m x 3.07m) UPVC double glazed window to the rear aspect, radiator, feature flooring.

BEDROOM TWO

7' 11" x 7' 9" (2.41m x 2.36m) UPVC double glazed window to the side aspect, radiator, feature flooring.

BATHROOM

Tiled panel bath with glass shower screen and attachment, low level w.c. and wash hand basin with vanity unit below. Side aspect UPVC double glazed frosted window, heated towel rail.

PARKING SPACE

An allocated parking space is conveyed with this apartment.

RESIDENTS STORE

There is a store area to the rear for the use of residents.

TENURE - LEASEHOLD

Length of Lease - 109 years remaining
Service Charge - £757.21 is payable per 6 months
Ground Rent - £112.50 is payable per 6 months
Management Agent - Burns Hamilton

COUNCIL TAX - BAND C