



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(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	



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Flat 3, Skerryvore Court 63 Alum Chine Road, WESTBOURNE BH4 8DS

£285,000

The Property

Skerryvore couldn't be positioned in a better spot! Being just a short level walk to the bustling village of Westbourne which has a cosmopolitan vibe and a true sense of community at its heart. Enjoy the numerous cafes, restaurants and boutique shops, or walk the traditional Victorian arcade whilst browsing the eclectic mix it has to offer. Literally on your doorstep is access to leafy Chine walks which meander down to award winning sandy beaches with miles of impressive promenade which stretches to both Bournemouth centre and beyond, or the world famous Sandbanks beach in the opposite direction.

The apartment itself occupies a ground floor position to the rear of the development and enjoys a southerly aspect with direct access to the communal grounds and patio area. The beautifully presented accommodation offers a whole host of features to include a generous length hallway, spacious lounge/dining room with double opening doors to outside and lovely outlook, modern fitted kitchen, en-suite shower room to bedroom one, good size second bedroom and further bathroom, together with an allocated parking space.

SECURITY ENTRY SYSTEM

Leading into the communal entrance hall

APARTMENT ENTRANCE HALL

25' 7" (7.80m) In length, great sized entrance, storage cupboard, radiator,

LOUNGE

16' 1" x 12' 6" (4.90m x 3.81m) Double glazed rear window overlooking delightful communal gardens, double opening doors to southerly facing patio, radiator, lovely garden views.

KITCHEN

8' 10" x 8' 8" (2.69m x 2.64m) Double glazed side window, excellent range of wall and base cupboards, integrated fridge/freezer, unit housing double oven, further range of wall units, cupboard housing boiler, inset washing machine, further wall cupboards, breakfast bar.

BEDROOM ONE

14' 11" x 10' 5" to wardrobe front (4.55m x 3.17m) Double glazed side window, 3 double sets of fitted wardrobes with hanging and shelving space, radiator.

EN-SUITE

7' 8" max x 4' 11" (2.34m x 1.50m) Wash basin inset in vanity unit with cupboards under and heated mirror above, low level WC, shower cubicle, heated towel rail, tiled walls.

BEDROOM TWO

14' 10" max x 10' 2" (4.52m x 3.10m) Double glazed side window, radiator, range of fitted wardrobes.

BATHROOM

6' 5" x 6' 1" (1.96m x 1.85m) Panelled bath with mixer taps, wash hand basin inset in vanity unit, WC, radiator, tiled walls.

OUTSIDE

Skerryvore stands in stunning grounds, there is a patio area which enjoys a southerly aspect immediately to the rear of the apartment, and the extensive communal gardens have a mature surround which offers excellent seclusion, a real suntrap! A garden shed will remain with the property.

PARKING

There is an allocated parking space.

TENURE - LEASEHOLD

Length of Lease - We have been advised that 107 years are remaining, we haven't seen confirmation of this.

Maintenance - £1,650.00 per annum

Ground Rent - £150.00 per annum

Reserve Fund - £600 per annum

NO PETS OR HOLIDAY LETS

COUNCIL TAX - BAND D