

Flat 1, 2 Pembroke Road, Alum Chine,  
Bournemouth, BH4 8HE

Guide Price £290,000 Leasehold





## Property Summary

Two double bedroom ground floor apartment benefiting from having its own entrance, private rear garden, allocated parking space and no forward chain



## Key Features

- Private entrance
- Large living room
- Two double bedrooms, one with en-suite
- Family bathroom
- Private Rear Garden
- Allocated Parking Space
- Council Tax Band B
- No forward chain



## About the Property

This property benefits from its own personal entrance at the front of the building. The entrance hall leads through to the principal accommodation.

The living room offers an exceptional light aspect with a feature fireplace. Double doors lead through to the kitchen, with a range of eye and low level cupboards and integrated appliances including an electric oven with gas hob and extract above, fridge/freezer and space for a washing machine.

There are two double bedrooms, the master with en-suite shower room and the second bedroom with patio doors leading onto the private garden. There is also a separate family bathroom.

The garden is laid mainly to lawn with an area of paved patio, ideal for alfresco dining and relaxing.

Tenure: Leasehold

Lease length: 125 years from 2005

Service Charge: £534 per annum

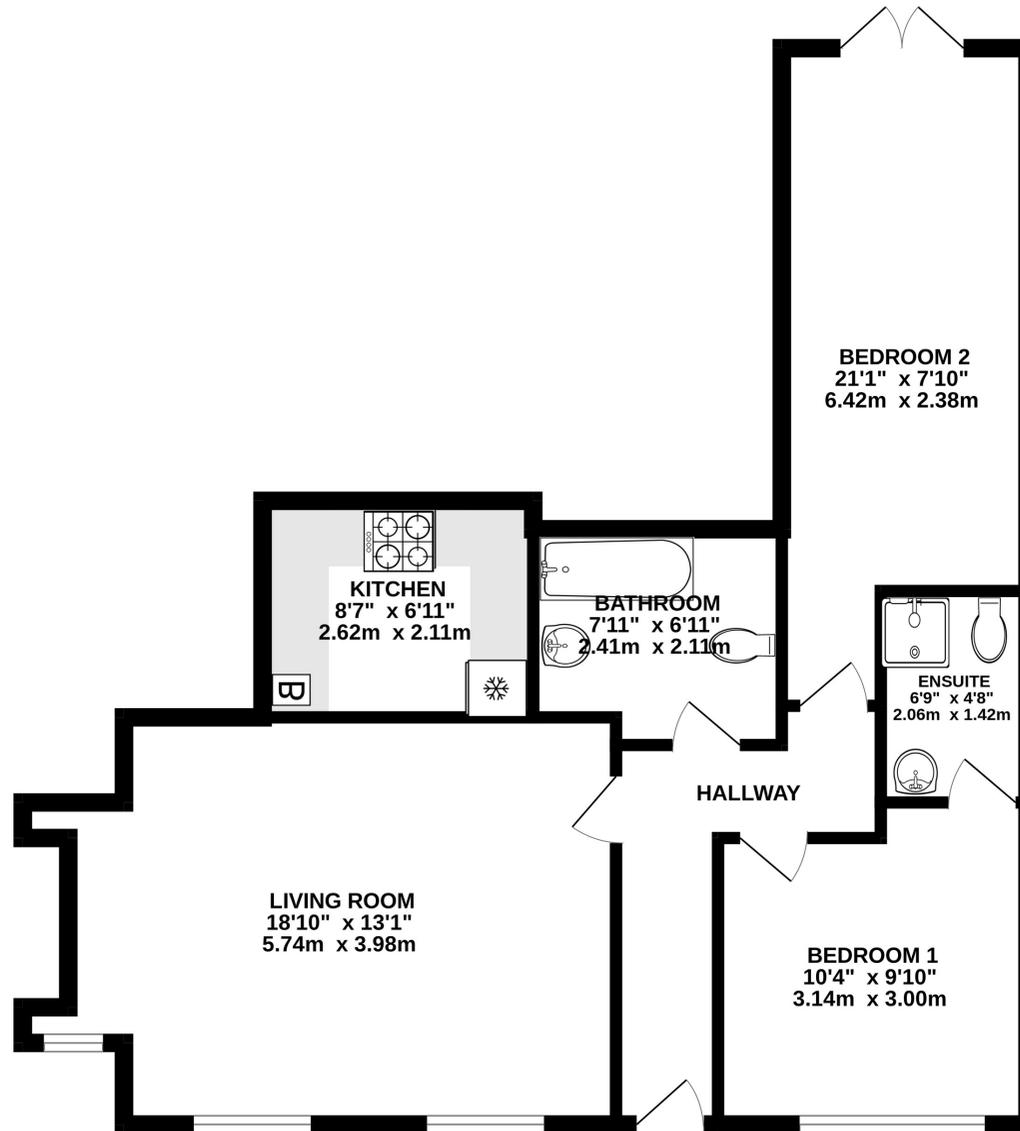
Ground Rent: £200 per annum, rising to £400 per annum from 2030

Pets are considered with written consent from the freeholder

The property is situated close to the Blue Flag sandy bathing beaches at Alum Chine. Within a short walk in 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.



GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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

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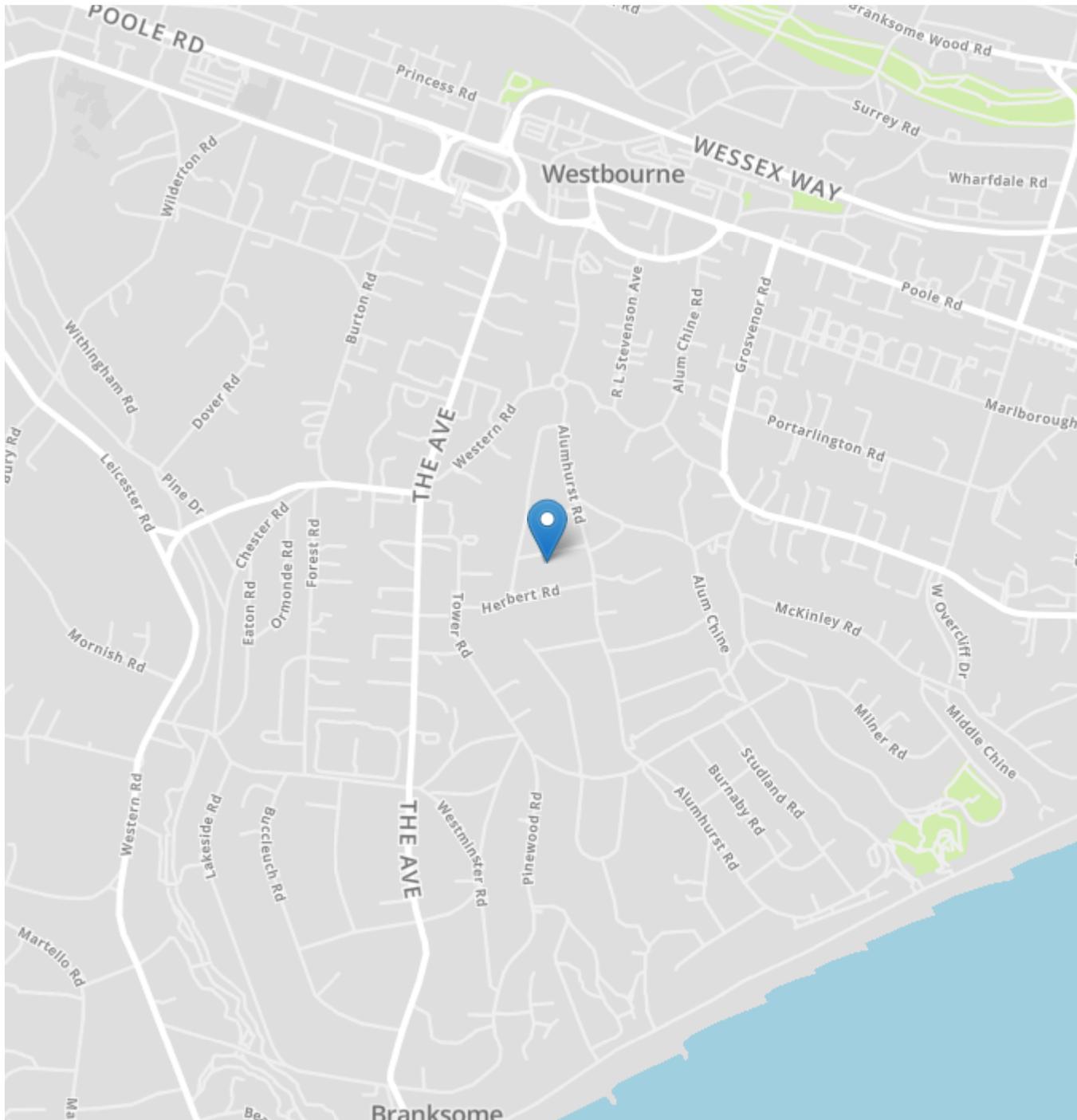


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

**IMPORTANT NOTICE**

Mays and their clients give notice that:

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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