



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(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 5, Fenn Lodge, 11 Rosemount Road, ALUM CHINE BH4 8HB

£255,000

The Property
Brown and Kay are pleased to market this two bedroom apartment located moments from picturesque Chine walks directly to golden sandy beaches. This home enjoys a first floor position within this character building and boasts generous accommodation to include an open plan living/kitchen/dining room, bedroom one with an en-suite shower room, bedroom two and bathroom. Additionally, there is a balcony to enjoy outside living and together with an allocated parking space and no forward chain this would make an excellent property choice, whether it be a main home or lock up and leave holiday home.

Fenn Lodge enjoys a super position moments from leafy Chine walks which meander directly to miles upon miles of sandy shores with promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other. The trendy village of Westbourne with its eclectic mix of coffee bars, restaurants and boutique shops together with the usual high street names is also within comfortable reach. The area is also well catered for with bus services operating to surrounding areas and train stations located at nearby Branksome and Bournemouth town centre.

DOOR TO FEATURE ENTRANCE FOYER
Feature return stairs lead to first floor.

DOOR TO APARTMENT AND OPEN PLAN LIVING/DINER
20' 9" x 13' 7" (6.32m x 4.14m) Double glazed rear window with views and back drop over Alum Chine, space for table and chairs, space for living room furniture, wall mounted heater, door to Balcony with views towards Alum Chine.

KITCHEN
10' 6" x 8' 4" (3.20m x 2.54m) Double glazed rear window with outlook towards Alum Chine, range of wall and base cupboards, work top with inset electric hob, matching oven, integrated dishwasher, integrated fridge and freezer, integrated washer/dryer. Double glazed side window, cupboard housing tank and fusebox.

BEDROOM ONE
13' 3" x 11' 1" (4.04m x 3.38m) Double glazed bay window to rear with outlook to Alum Chine, wall mounted heater.

EN-SUITE
Wash hand basin, low level WC, shower cubicle with wall mounted shower, heated towel rail

BEDROOM TWO
12' 11" x 8' 3" (3.94m x 2.51m) Double glazed side window, heater

FAMILY BATHROOM
Panelled bath, wall mounted shower, shower screen, pedestal wash hand basin, low level WC

OUTSIDE-ALLOCATED PARKING

MATERIAL INFORMATION
TENURE-SHARE OF FREEHOLD
MAINTENANCE 1/6TH SHARED AS AND WHEN
GROUND RENT-NO
PETS-SUBJECT TO PRIOR WRITTEN CONSENT
NO HOLIDAY LETS
COUNCIL TAX BAND- B
EPC RATING-D
MAINS SERVICES FOR WATER AND SEWERAGE
GAS-NO
ELECTRIC-YES AND PANELLED HEATING
BROADBAND AND PHONE-PLEASE ENQUIRE
FURTHER