

Powerscourt

10 Chine Crescent Road, Bournemouth BH2 5LQ

£335,000 Share of Freehold

MAYS
ESTATE AGENTS





Property Summary

An incredibly spacious second floor apartment set in an exclusive gated development moments from sandy beaches and the amenities of both Westbourne and Bournemouth. Situated on a quiet tree lined road, the apartment boasts many strong selling features which include a spacious kitchen diner, a private balcony and a large reception hallway with generous storage. A superb property for buyers wanting a quiet yet highly convenient address.



Key Features

- Communal entrance with lift to second floor
- Large reception hallway with storage
- Living room with doors opening to private balcony
- Two generous double bedrooms
- Ensuite shower room to principal bedroom
- Modern bathroom
- Private balcony with tree top views
- Allocated parking
- Exclusive gated development
- No forward chain



About the Property

On entering the apartment, you are immediately impressed by the feeling of space. The reception hallway has a large double storage cupboard, and the central positioning of the hallway separates the living accommodation from the bedrooms perfectly.

The living room is a delightful room with double doors opening to a private balcony, which can also be accessed from the dining area of the kitchen. The kitchen/diner is unusually large for a modern apartment and is comprehensively fitted with a range of modern units and appliances and there is comfortable space for a dining table.

The principal bedroom is well proportioned and enjoys the benefit of a private ensuite modern shower room. The second bedroom is a comfortable double bedroom with fitted wardrobes, and this is served by a large modern bathroom. The balcony provides a lovely seating/dining area and enjoys a leafy green backdrop.

The development is approached via electrically operated gates, and this leads to a residents parking area. This apartment has the benefit of an allocated parking space, and the communal gardens extend to all sides.

Tenure: Share of Freehold

Annual Service Charge: £2,618 per annum

Council Tax Band: E

We have been advised that pets and holiday lets are not permitted.



SECOND FLOOR
949 sq.ft. (88.1 sq.m.) approx.





About the Location

Situated in the highly prestigious location of West Cliff, just a few minutes from the amenities of both Bournemouth and Poole and within a short stroll of beautiful sandy beaches, the property couldn't enjoy a more convenient positioning to enjoy everything that makes living in our area so special.

From art galleries to theatres, the area hosts many cultural events and there are also excellent transport links by train to London Waterloo, surrounding road networks and international travel is a stones throw away at Bournemouth International Airport.

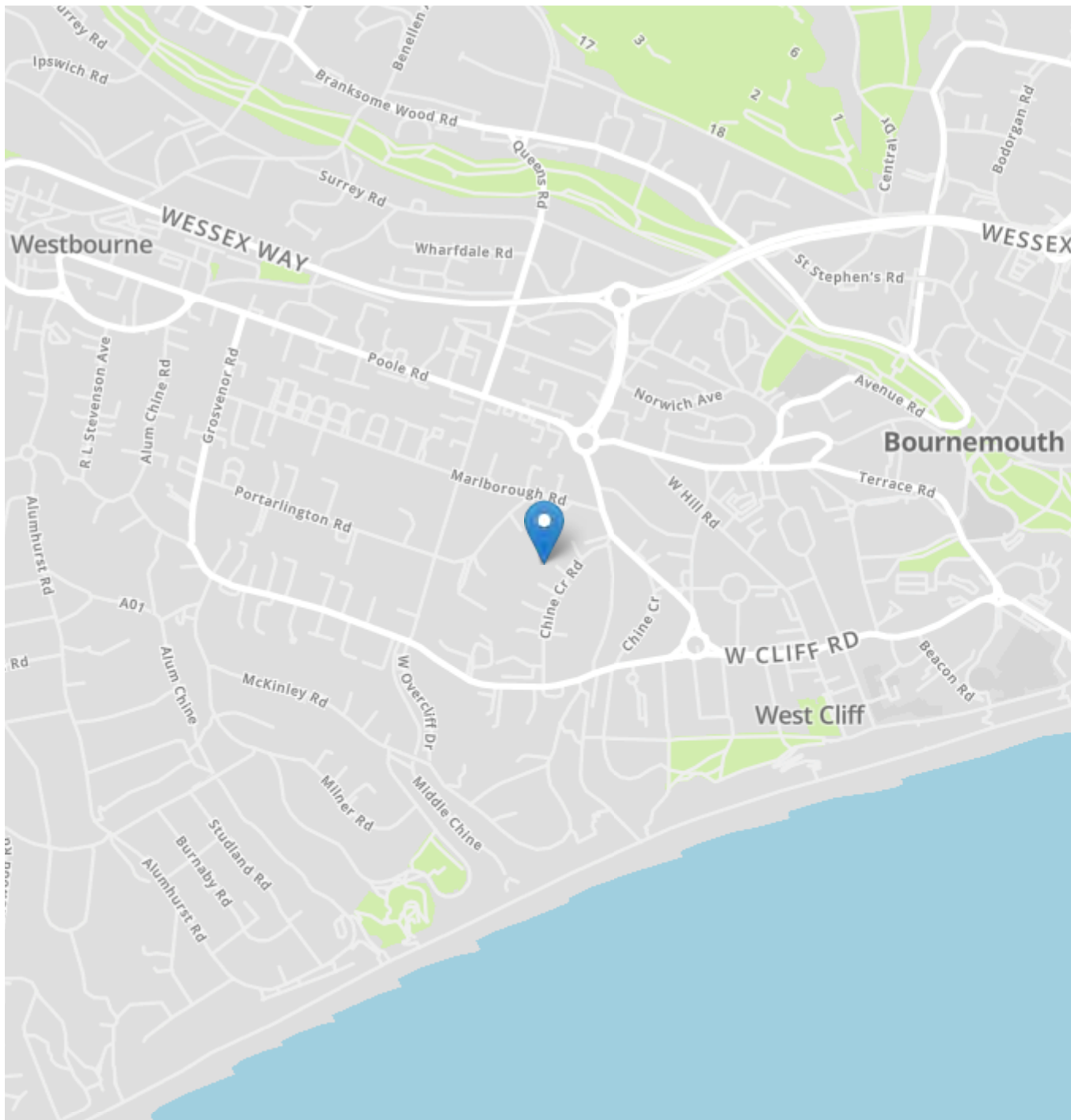


About Mays

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 30 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 so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	84
(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	

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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

MAYS

ESTATE AGENTS