



Flat 18 Lyndon Gate, 4 Chine Crescent Road, Bournemouth BH2 5LW

£325,000

brown & kay



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THE PROPERTY

Brown and Kay are delighted to market this three bedroom first floor apartment situated in the sought after location of Durley Chine! The accommodation, in brief, comprises of large dual aspect lounge/ diner with access out to the private balcony, separate kitchen breakfast room. Three bedrooms with an en-suite to the principle bedroom and a further family bathroom. Outside, there is beautifully maintained communal gardens, a garage with power and lighting and further visitor parking.

Lyndon Gate occupies a fantastic position, enviably located just moments to cliff top walks, wooded footpaths and Chine walks which meander down to award winning sandy beaches. It is a highly sought after development with this particular apartment being situated on the first floor. The well proportioned accommodation is now in need of some modernisation and an internal viewing to fully appreciate the potential on offer is highly recommended. Locally, the Argyll Bowling Club is just a few yards away for the bowls enthusiast whilst Westbourne Village with its cosmopolitan vibe and eclectic mix of boutique shops, café bars and restaurants is also readily available. Bus services which operate to surrounding areas are accessible as are local train stations, Branksome & Bournemouth, with direct links to London Waterloo.

MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - 980 years remaining.
- Ground Rent - Peppercorn
- Maintenance - £2120 per annum.
- Management Agent - Burns Hamilton
- Pets & Holidays Lets - Not permitted. Visiting pets are allowed and long term lets are permitted.
- Parking - Garage and visitor parking.
- Utilities - Mains Electricity, Gas and Water
- Drainage - Mains Drainage
- Broadband & Mobile Signal - Refer to ofcom website
- Council Tax - Band E
- EPC Rating - D

KEY FEATURES

- NO FORWARD CHAIN
- THREE BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- LARGE KITCHEN/BREAKFAST ROOM
- FIRST FLOOR APARTMENT (LIFT ACCESS)
- BALCONY
- GARAGE WITH POWER AND LIGHTING
- SHARE OF FREEHOLD
- IN NEED OF SOME MODERNISATION
- GAS FIRED CENTRAL HEATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
(92+)		
B		
(81-91)		
C		
(69-80)		
D	68	70
(55-68)		
E		
(39-54)		
F		
(21-38)		
G		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan
Floor area 1,056 sq.ft.

Total floor area: 1,056 sq.ft.

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