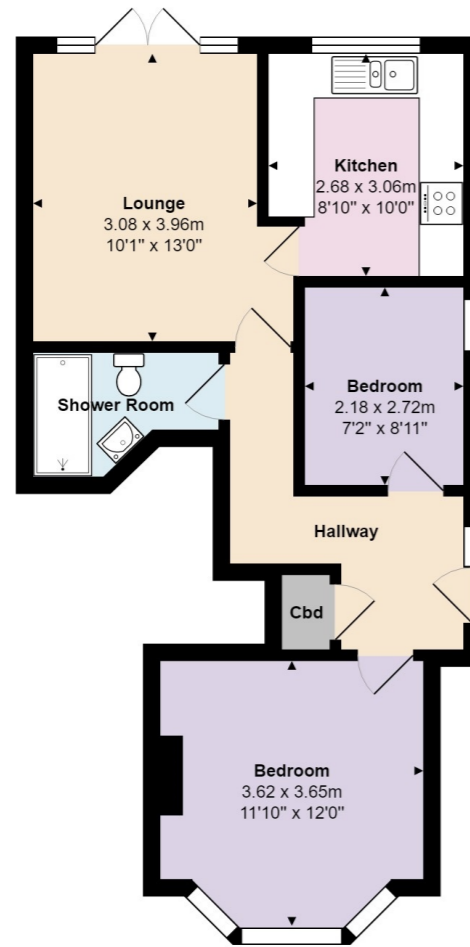


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LINKHOMES  
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Total Area: 52.9 m<sup>2</sup> ... 569 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**Flat 2, 33 Burnaby Road, Bournemouth, Dorset, BH4 8JG**  
**Guide Price £335,000**

**\*\* SOUTH-WESTERLY FACING GARDEN \*\* MINUTES FROM THE BEACH \*\* PRIVATE ENTRANCE \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom ground floor apartment situated in the much-desired location of Alum Chine. Bursting with natural light and benefitting from an array of fine features including two good-sized bedrooms with bedroom two offering bespoke fitted furniture, a stylish separate kitchen with space for appliances and a breakfast bar with room for bar stools, a bright and airy living room with direct access onto the low maintenance South-Westerly facing private rear garden, an allocated parking space, a private entrance and a share of the freehold.

33 Burnaby Road is a charming character conversion of just six apartments, situated in the ever-popular BH4 postcode, and just minutes away from Alum Chine Beach. The property is situated under a mile away from Westbourne Village which offers many local amenities such as the M&S Supermarket, The Post Office, Chez Fred, Westbourne Arcade and an array of independent bars, cafes and restaurants. The Bournemouth Wessex Way is nearby and gives direct access to the M27 motorway with London roughly just 2-hour 30 minutes commute. There are also main line train routes from Bournemouth or Branksome Railway Stations to London Waterloo

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Entrance Hallway

Coved and smooth set ceiling, downlights, smoke alarm, composite door to the side aspect, UPVC double glazed frosted window to the side aspect, understairs storage cupboard with the consumer unit enclosed, thermostat, power points, radiator and laminate flooring.

### Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed French doors to the rear aspect opening onto the garden, UPVC double glazed windows to the rear aspect, radiator, power points and laminate flooring.

### Kitchen

Coved and smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, wall and base fitted units, four point induction hob with 'Samsung' stainless steel extractor fan with feature lighting, integrated 'Indesit' oven, space for a washing machine, space for a dishwasher, space for a longline fridge/freezer, stainless steel sink with drainer, power points, breakfast bar with room for bar stools, radiator and laminate flooring.

### Bedroom One

Coved and smooth set ceiling, picture rails, UPVC double glazed bay window to the front aspect, radiator, power points and laminate flooring.

### Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, bespoke triple fitted wardrobes, bespoke fitted desk, radiator, power points and laminate flooring.

### Bathroom

Coved and smooth set ceiling, downlights, extractor fan, walk-in shower with two shower heads, pedestal sink, toilet, wall mounted mirror, stainless steel heated towel rail, tiled walls and flooring.



## Outside

### Garden

South-Westerly facing, mostly laid to resin with shingle area, sleepers, palm tree, shrubbery, surrounding wooden fences, outside tap, outside power points, side gated access and storage cupboard with the boiler enclosed.

### Parking

Allocated off-road parking space and the flat has its own entrance.

### Agents Notes

#### Useful Information

Tenure: Share of Freehold.  
Lease Length: 999 Years Remaining from 2010.  
Ground Rent: Peppercorn  
Service Charges: £1,440 per annum including buildings insurance, window cleaning, communal electricity, garden maintenance and a sinking fund contribution.  
Managing Agents: 33 Burnaby Road Freehold Limited  
Rentals are permitted on a long term basis.  
Holiday lets are permitted, subject to permission from the freeholders.  
Pets are permitted, subject to permission from the freeholders and on a non-nuisance basis.  
Council Tax Band: B - Approximately £1,866.67 per annum.  
EPC Rating: D

#### Stamp Duty

First Time Buyer: £1,750  
Moving Home: £6,750  
Additional Property: £23,500