



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(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	



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 12, Mountclere 91a Alumhurst Road, ALUM CHINE BH4 8HR

£275,000

The Property

Occupying a super position moments from the beach, this two bedroom apartment sits on the top floor of this attractive low rise development. This well presented home boasts generous and well planned accommodation and in brief comprises a lounge with opening to a well fitted kitchen, bedroom one with an en-suite shower room, bedroom two and principal bathroom. Additionally, there is an allocated parking space and with no onward chain, this would make a great property choice for a main home, buy to let investment, or lock up and leave holiday home.

Mountclere is well located within strolling distance of golden sandy beaches, perfect for a refreshing dip or paddle-boarding session, with miles upon miles of scenic promenade stretching to the famous Sandbanks and in the opposite direction, Bournemouth town centre and beyond. The bustling village of Westbourne with its cafe bar scene, diverse eateries and boutique shops, as well as the usual high street names such as Marks and Spencer food hall, is also within comfortable reach. The area is also well catered with bus services operating to surrounding areas and train stations at both Branksome and Bournemouth.

AGENTS NOTE - PETS AND HOLIDAY LETS

Neither pets nor holiday lets are permitted within the terms of the lease.

COMMUNAL ENTRANCE

Secure entry system, stairs to the top floor.

ENTRANCE HALL

Storage cupboard housing the gas combination boiler.

LOUNGE

15' 8" x 11' 9" (4.78m x 3.58m) UPVC double glazed window to the front aspect, radiator, opening to the kitchen.

KITCHEN

9' 2" x 6' 6" (2.79m x 1.98m) Well fitted kitchen equipped with a range of wall and base units with roll edge work surfaces over, built-in four point induction hob with built-in electric oven, integrated fridge/freezer, dishwasher and washer dryer. Side aspect velux window.

BEDROOM ONE

11' 9" x 10' 10" (3.58m x 3.30m) Rear aspect velux window, built-in wardrobes and drawer units, door through to the en-suite shower room.

EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and w.c., heated towel rail.

BEDROOM TWO

11' 9" x 10' 2" (3.58m x 3.10m) Side aspect velux window, radiator.

PRINCIPAL BATHROOM

Suite comprising panelled bath with shower attachment, wash hand basin and w.c. Side aspect velux window.

PARKING

The apartment benefits from having an allocated parking space.

TENURE - SHARE OF FREEHOLD

Length of Lease - 125 years, 109 years remaining
Service Charge - £1,000.00 per annum
Management Agent - Mountclere Management Company Ltd.

COUNCIL TAX - BAND C