

Lyndon Gate
4 Chine Crescent Road, Bournemouth BH2 5LW
Guide Price £300,000 Share of Freehold

MAYS
ESTATE AGENTS





Property Summary

An incredibly spacious three double bedroom apartment set in an immaculate development on a quiet road moments from sandy beaches and the nearby amenities of both Westbourne and Bournemouth. The property has many strong selling features such as an impressive reception hallway and a particularly large kitchen/breakfast room. With a private balcony, garage and two bathrooms, this apartment offers a tremendous opportunity to buyers wishing to acquire a home that has a feeling of space and light.



Key Features

- Spacious reception hallway
- Living/dining room with large balcony
- Generous kitchen/breakfast room
- Main bedroom with ensuite shower room
- Two further double bedrooms
- Family bathroom
- Garage
- No forward chain



About the Property

As soon as you enter this apartment you become immediately aware of the general size of the property. The reception hallway is a real feature, and it extends through the heart of the apartment giving a true sense of space and light.

The living/dining room has a large patio window that opens to a good-sized balcony which in turn overlooks the communal gardens to the rear. The kitchen/breakfast room is comprehensively fitted with a range of units and has a huge amount of work surface and space for a breakfast table.

The main bedroom overlooks the communal gardens and benefits from a private ensuite shower room. The two further double bedrooms (one currently in use as a dining room) are serviced by the main bathroom.

Outside there is a garage conveyed with the apartment and the development is surrounded with well-tended communal grounds. There is also further provision for visitor parking.

Tenure: Share of Freehold

Council Tax Band: E (BCP Council)

Service Charge: Approximately £2,120 per annum

Notes: We have been advised that pets are not permitted

Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband & Mobile Signal: Refer to Ofcom website

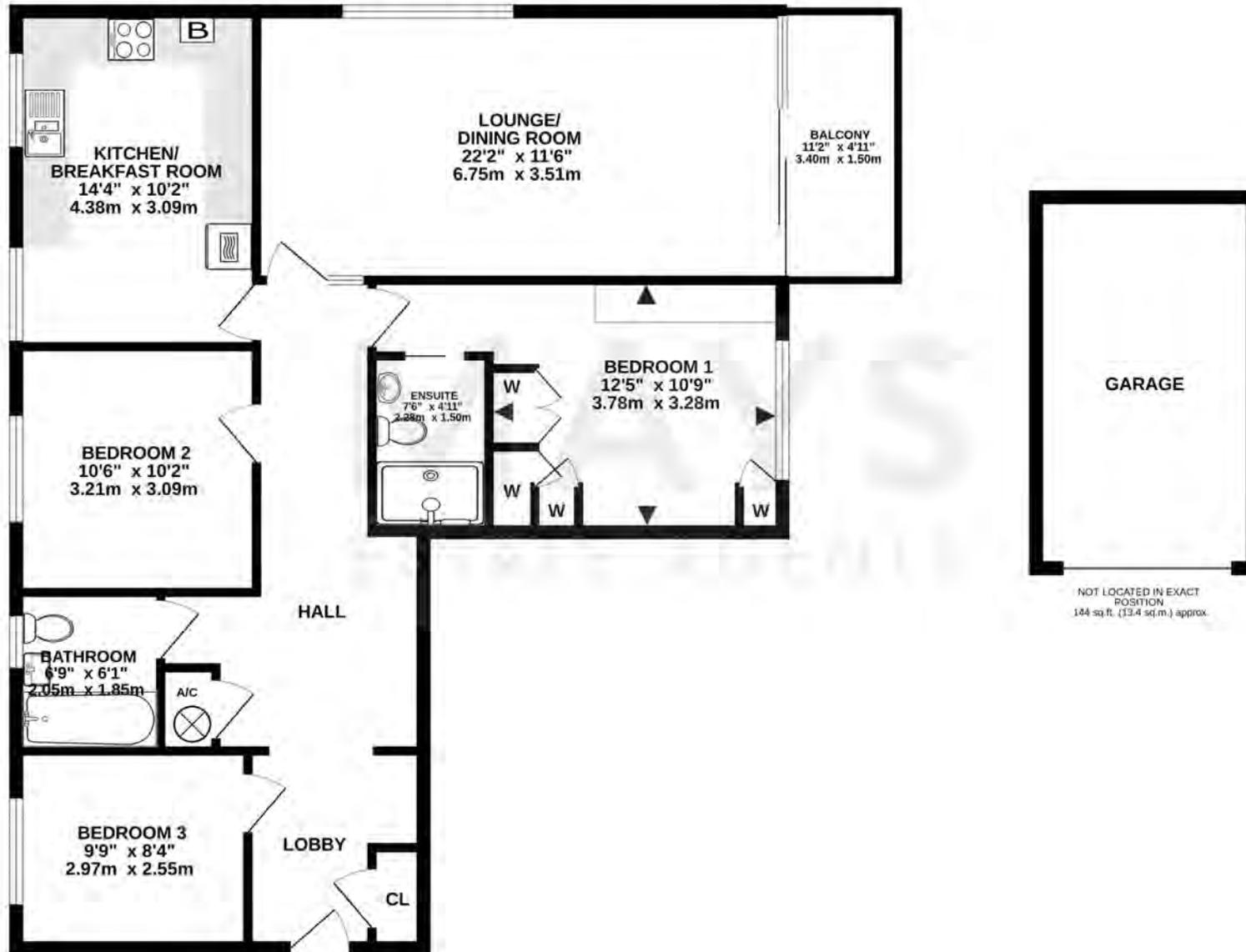
Mays are part of the Property Ombudsman Scheme TPO - DO3138



INCLUDING BALCONY AND GARAGE

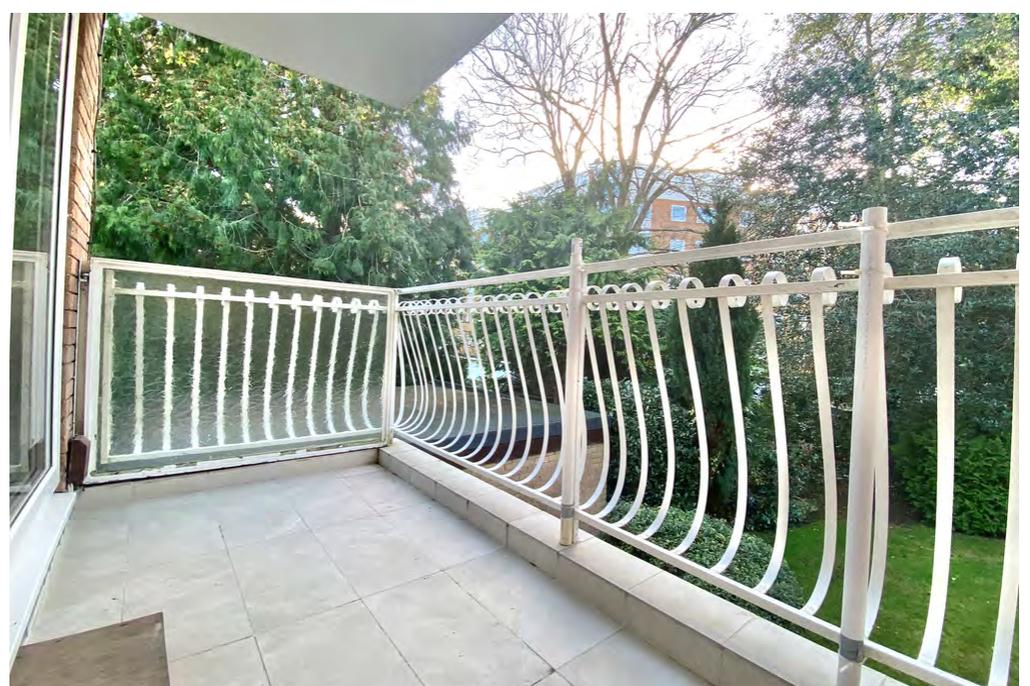
TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
1069 sq.ft. (99.3 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
144 sq.ft. (13.4 sq.m.) approx.



About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

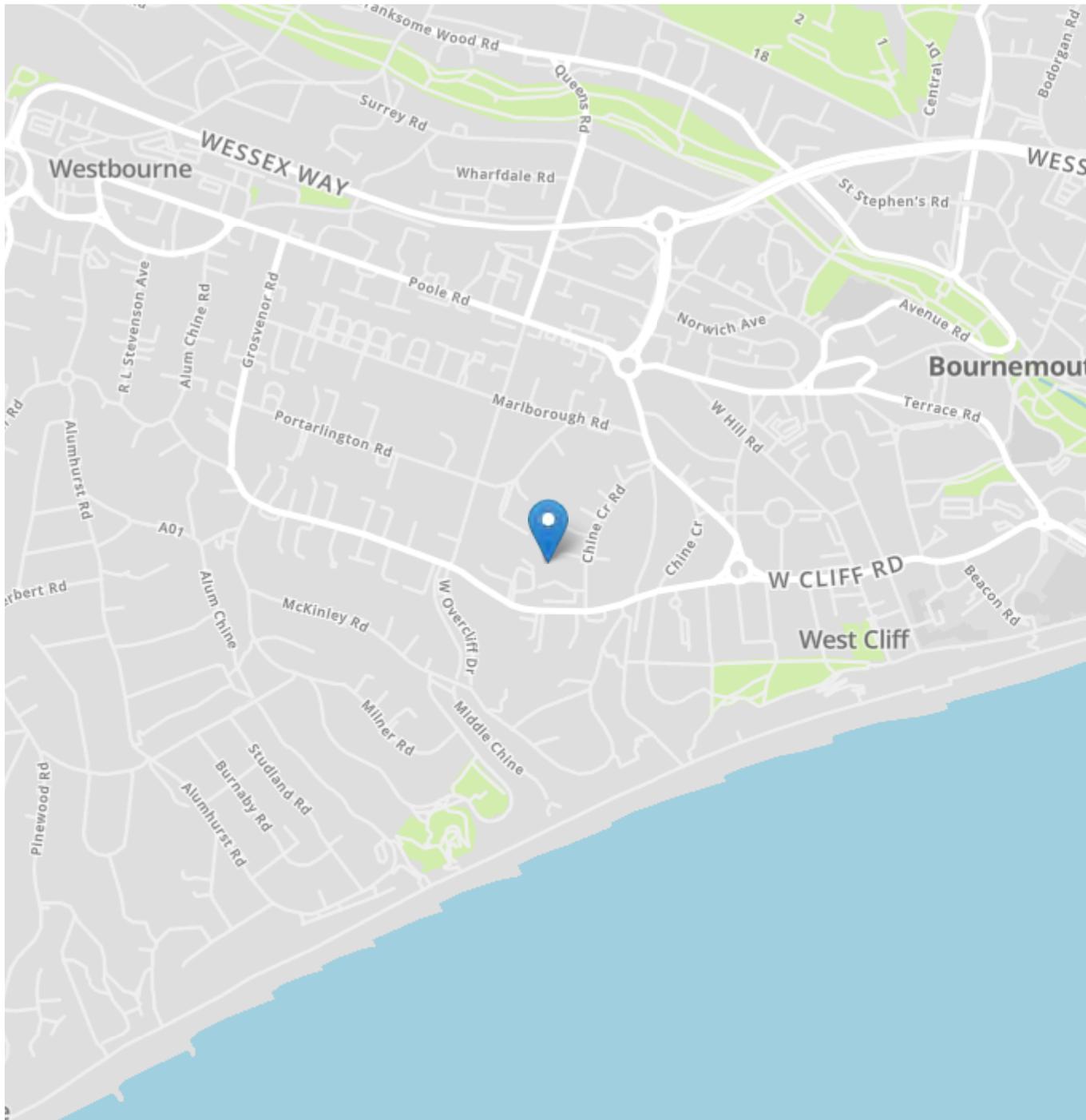


About Mays

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		
(69-80) C		
(55-68) D	68	70
(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.

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