

HEARNES

WHERE SERVICE COUNTS

Share of Freehold



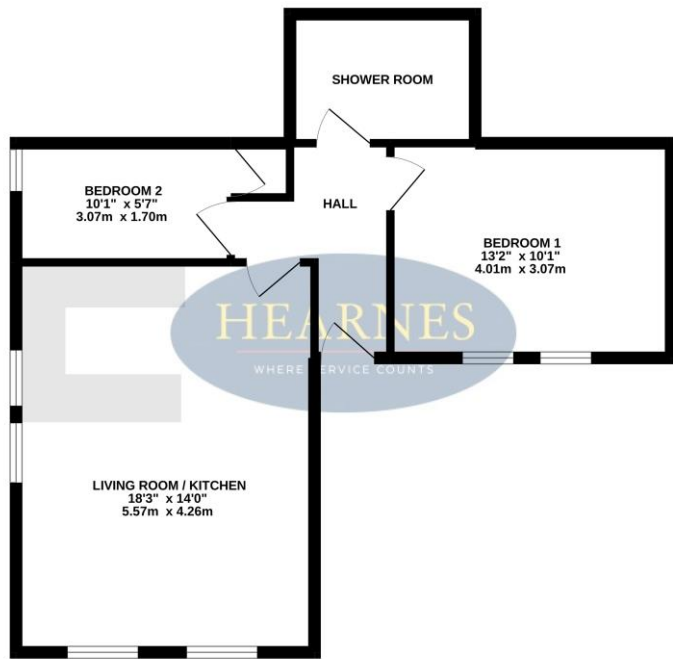
Alumhurst Road, Bournemouth, Dorset

A superbly presented GROUND FLOOR APARTMENT situated in the sought after ALUM CHINE location only a MOMENTS WALK to the award winning SANDY BEACHES and WESTBOURNE. Benefitting from a PRIVATE entrance, TWO bedrooms, MODERN SHOWER ROOM, OPEN PLAN kitchen living room, OFF ROAD parking and NO FORWARD CHAIN.

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GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA- 565 sq.ft. (52.5 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 here are to be verified and no guarantee as to their operability or efficiency can be given.
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For illustrative purposes only - not to scale.

A superbly presented ground floor apartment situated in the premier Alum Chine location within a moment's walk of the award winning sandy beaches and easy reach of the popular Westbourne Village. The property has been well cared for by the current owner and benefits from two bedrooms, private entrance, modern shower room and off road parking.

On entering the property, a welcoming entrance hall leads to all principal rooms. The open plan kitchen living room offers a range of units with complimentary work surfaces to include wall and base units, built-in electric hob and oven, space for fridge/freezer, combination boiler. The living area has a West facing UPVC double glazed window to the rear aspect.

Both bedrooms are double in size with the second bedroom currently being used as a home office with side aspect UPVC double glazed window, gas fired radiator. Completing the accommodation is a modern fitted shower room with complimentary tiling, low level wc and wash hand basin.

The property is conveyed with off road parking space and private seating area and benefits from share of freehold.

Maintenance charge approximately £500 per annum. Ground rent £0

COUNCIL TAX BAND: B

EPC RATING: D



01202 317317
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.