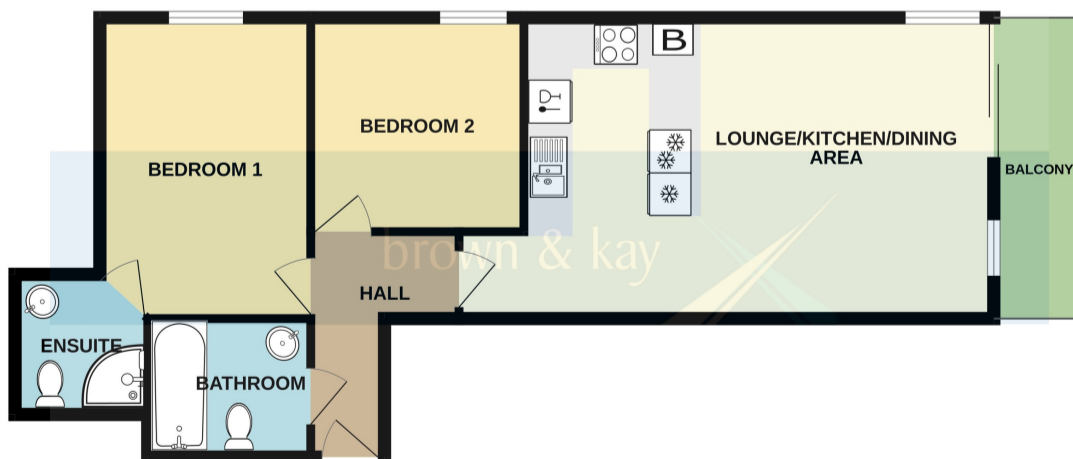


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 629 sq.ft. (58.5 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2023



rightmove  
find your happy

**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



## Flat 7, The Vista, 3 Studland Road, ALUM CHINE BH4 8HZ

£350,000

### The Property

Brown and Kay are delighted to market this bright and airy apartment located on the first floor of this attractive development moments from the beach. The apartment affords generous and well arranged accommodation with many benefits to include an open plan lounge/kitchen/dining room, well fitted kitchen area with integrated appliances, en-suite shower room plus a family bathroom, a pleasant balcony with sea glimpses, and an underground parking space together with a basement storage facility.

Vista occupies a fantastic spot being moments from golden sandy beaches with water often as smooth as glass, perfect for a relaxed paddle boarding session or a refreshing dip. You can take a stroll either way along the promenade to Bournemouth and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. The bustling village of Westbourne is also close to hand and offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

### COMMUNAL ENTRANCE HALL

Secure entry with a lift and stairs to the apartment.

### ENTRANCE HALL

With doors through to the following rooms, radiator.

### OPEN PLAN LIVING/KITCHEN/DINING

20' 1" x 13' 4" (6.12m x 4.06m) A light and airy room with front aspect UPVC double glazed sliding door to balcony, feature front aspect Porthole window and side aspect UPVC double glazed window. Kitchen area - well fitted kitchen area equipped with a range of wall and base units with contrasting roll edge work surfaces, built-in four point gas hob, built-in electric oven, integrated dishwasher, wash/dryer and integrated fridge/freezer. Radiator in lounge area and integrated fan heater in kitchen area (behind the kick boards).

### BALCONY

14' 6" x 4' 2" (4.42m x 1.27m) A generous balcony with glass surround and sea glimpses.

### BEDROOM ONE

13' 4" x 9' 5" (4.06m x 2.87m) Side aspect UPVC double glazed window, radiator, built-in wardrobe, door through to en-suite shower room.

### EN-SUITE SHOWER ROOM

Suite comprising corner shower cubicle, low level w.c. and feature circular wash hand basin with mixer tap, chrome towel rail.

### BEDROOM TWO

9' 6" x 9' 6" (2.90m x 2.90m) Side aspect UPVC double glazed window, radiator.

### BATHROOM

Suite comprising panelled bath with shower attachment, low level w.c. and vanity unit with circular wash hand basin. Chrome towel rail.

### UNDERGROUND PARKING

A parking space is conveyed with the property. There is also visitor parking (two spaces) subject to availability.

### AGENTS NOTE - PETS

The following extract has been provided .... "No animal bird or other living creature is to be kept in the flat without the Landlords' prior consent in writing which may be withdrawn at any time without reason in the event of complaints being received from any other occupier(s) in the building".

### TENURE - SHARE OF FREEHOLD

Length of Lease - 125 years from 1st December 2006, 108 years remaining  
Maintenance - £768.32 every 6 months (£1,536.64 per annum)

### COUNCIL TAX - BAND D