

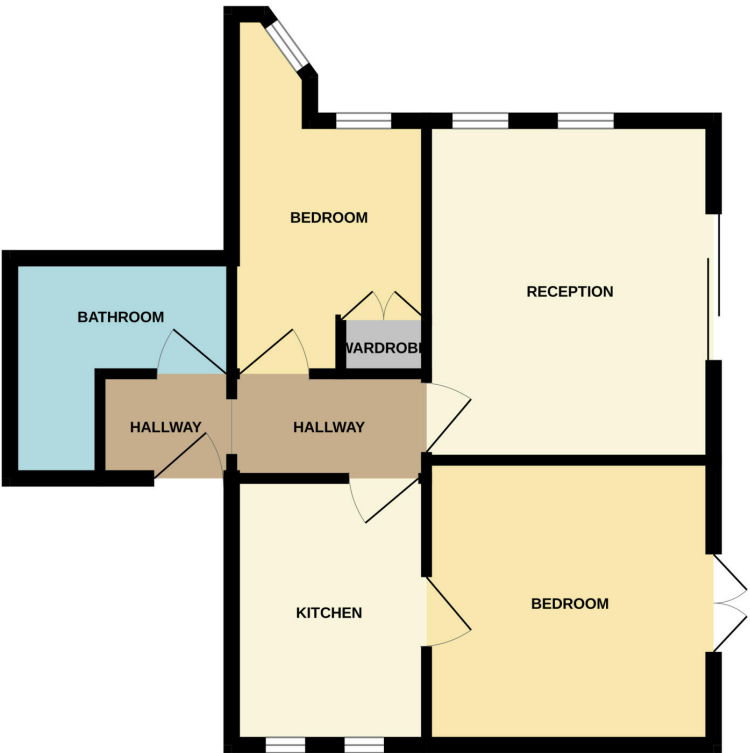


brown & kay

residential sales lettings mortgages land & new homes auctions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 462 sq.ft. (42.9 sq.m.) approx.
While 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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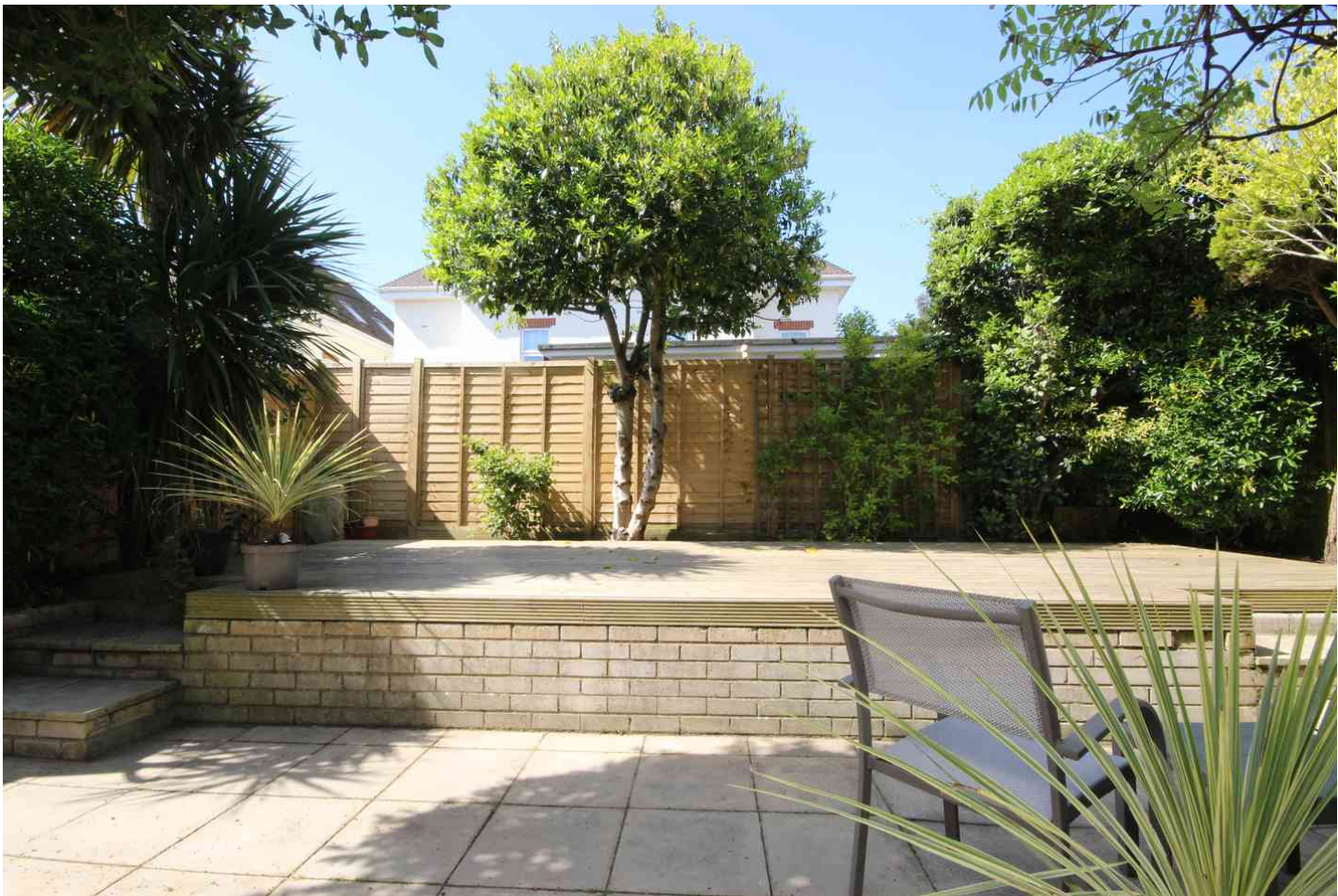


DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by 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.

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Flat 2, Newfield, 29 Burnaby Road, ALUM CHINE, Dorset BH4 8JF

£260,000

The Property

Brown and Kay are delighted to market this wonderful garden apartment located moments from the beach in the highly sought after area of Alum Chine.

This lovely home enjoys a ground floor position within this detached character building and internally boasts a tasteful interior to include a generous lounge with patio doors, a stylish kitchen, two bedrooms and bathroom. A particular feature of this home is the well maintained private garden which enjoys a lovely sunny aspect with large area of paving and decked area and together with a parking space, share of freehold and no forward chain this is an absolute must see home.

The property occupies a fantastic position in the highly desirable spot of Alum Chine being within strolling distance of glorious sandy beaches and miles upon miles of impressive promenade stretching to Bournemouth and beyond one way and the famous Sandbanks in the other. Explore in the opposite direction and you will find yourself in the heart of Westbourne with its laid back atmosphere and eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well catered for with bus services operating to surrounding areas and train stations at both Branksome and Bournemouth.

- DOOR TO COMMUNAL ENTRANCE HALL**
Door to apartment Entrance Hall, radiator.
- LOUNGE:**
15' 6" x 10' 6" (4.72m x 3.20m) Two double glazed side windows, double glazed sliding patio doors to private rear garden, radiator.
- KITCHEN:**
7' 10" Max x 7' 0" (2.39m x 2.13m) Double glazed side windows, range of wall and base units, wood worktop with inset gas hob matching oven under, space and plumbing for washing machine, integrated fridge, wall cupboards, unit housing Glow worm boiler.
- BEDROOM ONE:**
10' 4" x 10' 3" (3.15m x 3.12m) Double glazed doors to rear garden, pleasant aspect, radiator.
- BEDROOM TWO:**
11' 11" Excludes recess x 7' 9" (3.63m x 2.36m) Double glazed windows, built in wardrobe, radiator.
- BATHROOM:**
7' 1" Max x 7' 1" (2.16m x 2.16m) Panelled bath with side taps, wall mounted shower with rainfall attachment, inset WC with vanity unit and wash basin, heated towel rail.

- OUTSIDE:**
There is a good sized private rear garden which is fenced and enclosed and has a lovely sunny aspect.
There is a patio area with steps up to a large decked area.
There is a lockable side gate which means you can access the flat without having to come through the communal area which further enhances the appeal of this property.
- PARKING ALLOCATED SPACE**
- MATERAIL INFORMATION**
Tenure – Share of Freehold
Length of Lease - 992 years remaining
Service Charge - £1,484.40 is payable per six months (£2,968.88 per annum)
Management Company – Glide Management
Parking – Allocated
Holiday Lets - Not permitted
Pets - Subject to prior permission, buyers to satisfy themselves in this regard fully
Utilities – Mains Electric, Gas & Water
Drainage – Mains Drainage
Broadband – Refer to Ofcom website
Mobile Signal – Refer to Ofcom website
Council Tax – Band C
EPC Rating - D