

Total Area: 54.9 m<sup>2</sup> ... 591 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



Link Homes  
67 Richmond Road  
Lower Parkstone  
BH14 0BU  
sales@linkhomes.co.uk  
www.linkhomes.co.uk  
01202 612626



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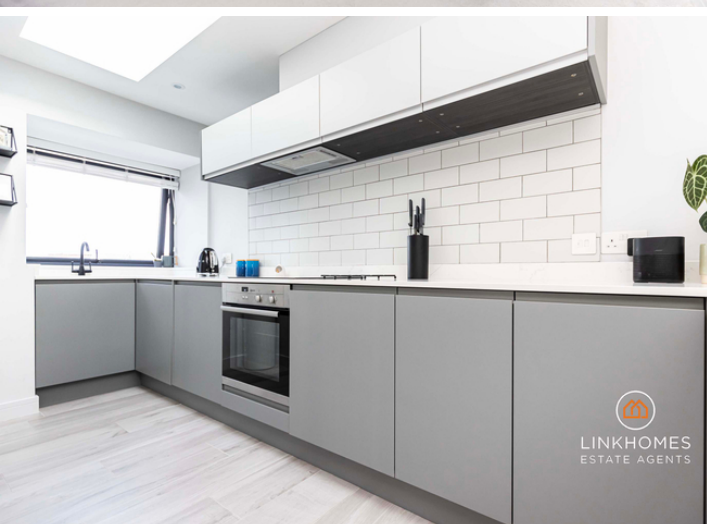


**Flat 6, 91 Alumhurst Road, Bournemouth, Dorset, BH4 8HR**  
**Offers Over £285,000**

**\*\* ALUM CHINE LOCATION \*\* PERFECT FIRST TIME BUY OR SECOND HOME BY THE SEA \*\*** Link Homes Estate Agents are delighted to present for sale this immaculate two bedroom, second floor apartment just moments from Alum Chine Beach. Benefitting from an array of standout features including two bright and airy double bedrooms, a stunning contemporary open-plan kitchen/living room with sea glimpses and bright skylights, integrated appliances, a breakfast bar, a stylish three-piece bathroom suite, off-road parking for one vehicle and the remainder of the NHBC Warranty. This is a must-view to appreciate the finish and location the property has to offer!

Converted and fully-renovated in 2019, Alum Pointe is a development of just seven luxury apartments, situated in the ever popular BH4 postcode, just minutes away from Alum Chine Beach. The property is situated one mile away from Westbourne Village which offers many local amenities such as the M&S Supermarket, The Post Office, Chez Fred, Westbourne Arcade and an array of independent bars, cafes and restaurants. The Bournemouth Wessex Way is nearby and gives direct access to the M27 motorway with London roughly just 2-hour 30 minutes commute. There are also main line train routes from Bournemouth or Branksome Railway Stations to London Waterloo.





## Second Floor

### Entrance Hallway

Smooth set ceiling, spotlights, smoke alarm, skylight, video entry phone system, power points, column radiator, storage cupboard with the consumer unit and combination boiler enclosed, carbon monoxide alarm and carpeted flooring.

### Open Plan Kitchen

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, skylight with feature lighting, wall and base fitted units, Quartz work tops and splash back, power points, integrated low level fridge, integrated low level freezer, integrated dishwasher, integrated washing machine, stainless steel sink with drainer, four point induction hob with extractor fan, tiled splash back and under oven, breakfast bar with space for stools, feature under counter lighting, radiator and quality Italian floor tiles.

### Living Room

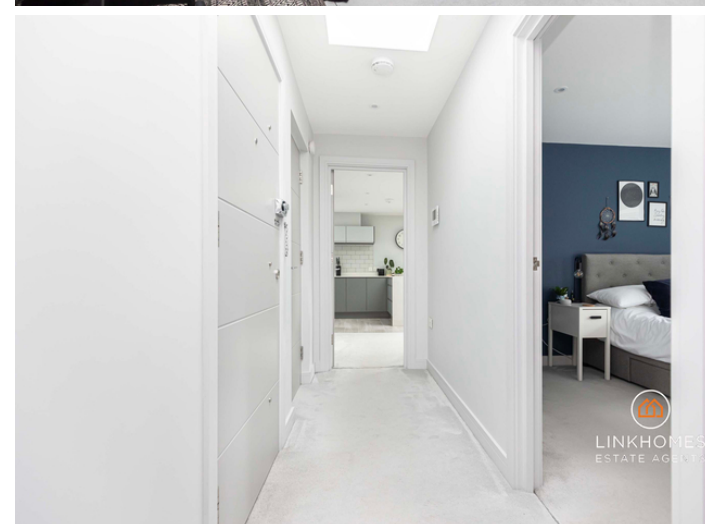
Smooth set ceiling, downlights, smoke alarm, skylight with feature lighting, UPVC double glazed windows to the front aspect, radiator, power points and television point and carpeted flooring.

### Bedroom One

Smooth set ceiling, spotlight, UPVC double glazed window to the front aspect, radiator, television point, power points and carpeted flooring.

### Bedroom Two

Smooth set ceiling, spotlights, UPVC double glazed window to the front aspect, radiator, power points, television point and carpeted flooring.



### Bathroom

Smooth set ceiling, spotlights, skylight, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with waterfall shower and extra shower head, tiled walls, feature sink with under storage, toilet, wall mounted mirror with feature lighting, wall mounted heated towel rail and tiled flooring.

### Outside

### Parking

Off road parking for one vehicle.

### Agents Notes

#### Useful Information

Tenure: Leasehold

Lease Length: 999 years from 1st January 2019.

Ground Rent: £250 per annum, reviewed every 20 years.

Service Charge: Approximately £1,700 per annum.

Service Charge Includes: Cleaning & maintenance of communal areas, window cleaning, removal of waste (bins), maintaining outside areas and buildings insurance.

Managing Agents: Woodley and Associates.

Rentals are permitted (long term).

Holiday lets are not permitted.

Pets are permitted with written consent from the freeholder.

EPC: C

Council Tax Band: C - Approximately £2,004.38 per annum.

Lift access to all floors in the apartment.

### Stamp Duty

First Time Buyers: £0

Moving Home: £4,250

Additional Property: £18,500