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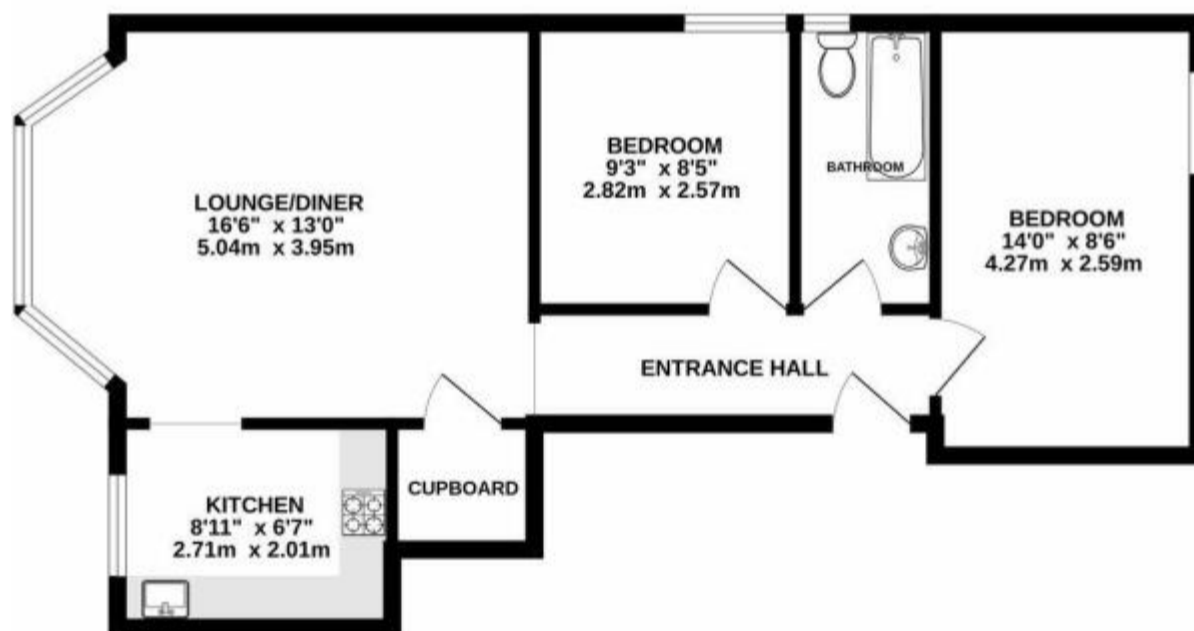
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FIRST FLOOR



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 02023

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Flat 3, 7 Warren Road, ALUM CHINE, Dorset BH4 8EZ

£348,500

The Property

Occupying a superb position moments from Chine walks which lead you to the beach in just minutes, this character apartment has the wonderful advantage of being pet friendly with own private garden too! Offered with no forward chain, this two bedroom home enjoys a first floor position within this detached dwelling of just four apartments and benefits from an impressive lounge/dining room with large bay window, modern kitchen with integrated appliances, two generous bedrooms and bathroom. Furthermore there is feature wood flooring, allocated parking and a share of the freehold - this home would make a fantastic holiday home or main home alike.

Ideally located yards from Chine Walks where you can enjoy a leisurely stroll directly to miles upon miles of golden sandy beaches, perfect for a refreshing dip or paddle boarding session. Equally you can walk or cycle along the miles of promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. Westbourne with its laid back vibe is also close to hand and here you can browse the many independents shops or indulge in the eclectic mix of cafe bars and restaurants together with the usual high street names such as Marks and Spencer food hall.

AGENTS NOTE - PETS

We are advised pets ARE PERMITTED within the terms of the lease.

COMMUNAL ENTRANCE HALL

Stairs to the first floor, door through to the apartment.

ENTRANCE HALL

Radiator, cupboard housing meter.

LOUNGE/DINING ROOM

16' 7" into bay x 12' 11" (5.05m x 3.94m) An impressive room featuring a double glazed bay window to the front aspect, high ceilings and attractive wood flooring, two radiators. Utility cupboard with plumbing for washing machine and wall mounted boiler. Opening through to the kitchen.

KITCHEN

8' 10" x 6' 6" (2.69m x 1.98m) Modern fitted kitchen equipped with a range of units with work surface over, inset sink, integrated dishwasher, inset electric hob with matching oven below and wall mounted filter above, integrated fridge/freezer, double glazed window to the front aspect.

BEDROOM ONE

14' 0" x 8' 4" (4.27m x 2.54m) Double glazed window to the rear aspect, radiator, wood floor.

BEDROOM TWO

9' 6" x 8' 6" (2.90m x 2.59m) Double glazed window to the side, radiator, wood floor.

BATHROOM

Suite comprising panelled bath with mixer taps and shower attachment, low level w.c. and pedestal wash hand basin. Radiator, tiled flooring and walls.

LOFT STORAGE

The property benefits from loft storage space with the possibility to extend into this loft space with dormer window (STPP), similar to other houses in the road.

PRIVATE GARDEN

A particular feature of the home is the private rear garden which is of a generous size and laid to lawn with fence surround. Backing onto the wooded Chine, this private garden provides a quiet and peaceful space. The summer house gives a great additional space in which to relax/work, with mains electrics installed.

PARKING

Allocated parking to the front of the property, enough for two vehicles.

TENURE - SHARE OF FREEHOLD

Length of Lease - 125 years from 1994
Maintenance - Approximately £720 per annum which includes buildings insurance, building maintenance and communal parts electricity.

COUNCIL TAX - BAND C