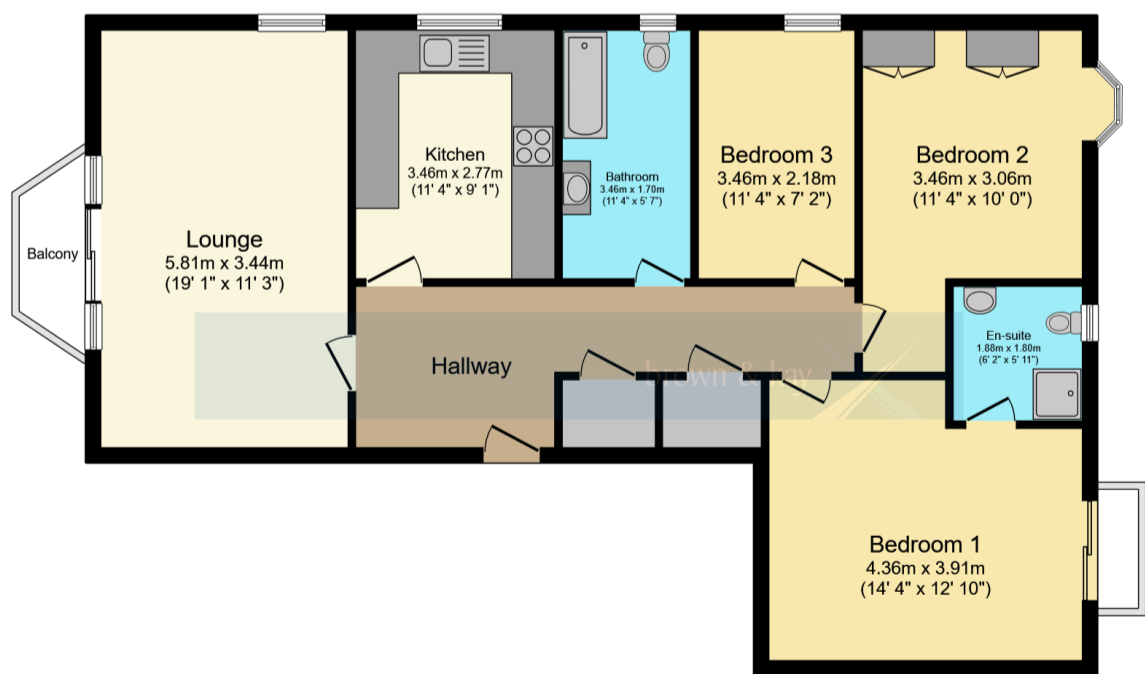




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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 12, Chine Court 3 Chine Crescent Road, Bournemouth BH2 5BN

**£375,000**

### The Property

Brown and Kay are delighted to market this beautifully presented apartment being one of twelve homes in this attractive development, constructed in 2009. The apartment occupies a first floor position and affords generous and well proportioned accommodation to include a good size lounge with access to balcony, well fitted kitchen, three bedrooms with the master having an en-suite, a separate bathroom, and there is also the advantage of secure underground parking.

Chine Court occupies a lovely setting in this tree lined road ideally located to take advantage of all the area has to offer. The bustling town centre of Bournemouth is a leisurely walk away and there you can enjoy the wide and varied range of shopping and leisure pursuits, and in the other direction you will find Westbourne which has a more laid back vibe with an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. For beach lovers, miles upon miles of golden sandy shores and scenic promenade are located within circa 100 - 150 metres, and stretch to Southbourne and beyond in one direction, and the famous Sandbanks in the other.

### AGENTS NOTE - PETS AND HOLIDAY LETS

Pets are permitted, however should not cause a nuisance at any time to any other residents - we have not seen sight of the lease and prospective buyers should satisfy themselves fully.

### COMMUNAL ENTRANCE

Secure entry with stairs and lift to the first floor apartment.

### ENTRANCE HALL

Two generous storage cupboards.

### LOUNGE/DINING ROOM

19' 1" x 11' 3" (5.82m x 3.43m) Enjoying a dual aspect with access to the balcony.

### BALCONY

Ideal for outside enjoyment.

### KITCHEN/BREAKFAST ROOM

11' 4" x 9' 1" (3.45m x 2.77m) Well fitted and equipped with a range of wall and base units with complimentary work surfaces, integrated appliances including a gas hob with electric oven below, dishwasher, fridge/freezer and washing machine, return work surfaces ideal for breakfast bar/casual dining.

### MASTER BEDROOM

14' 4" x 12' 10" (4.37m x 3.91m) Fitted wardrobes and door to Juliet Balcony.

### EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and w.c.

### BEDROOM TWO

11' 4" x 10' 0" (3.45m x 3.05m) Feature window, fitted wardrobes and chest of drawers.

### BEDROOM THREE

11' 4" x 7' 2" (3.45m x 2.18m)

### BATHROOM

Suite comprising bath with shower attachment, low level w.c. and wash hand basin.

### UNDERGROUND PARKING SPACE

Secure allocated underground parking space, there is visitor parking situated to the front of the block.

### TENURE - LEASEHOLD

Length of Lease - 125 years from 14th April 2009  
Maintenance - £3,116.80 per annum  
Ground Rent - £300.00 per annum  
Management Agent - Burns Hamilton

### COUNCIL TAX - BAND E