



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(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	



This Floor Plan is for guidance only and is NOT to SCALE
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Flat 8 Tilly Towers, 15 Westbourne Park Road, ALUM CHINE BH4 8HQ

Offers in Excess of £190,000

The Property

*****BUY TO LET INVESTMENT OPPORTUNITY, TENANT IN SITU***** Brown and Kay are delighted to market this contemporary styled apartment positioned on the top floor of this attractive, modern development constructed circa 2017. This well presented home affords a blend of stylish open plan living enhanced by angled ceilings which adds character to the overall feel. In brief, benefits include a generous living area, modern equipped kitchen with appliances, double bedroom with spacious wardrobe and modern shower room. Additionally, there is gas central heating and double glazing.

Tilly Towers occupies a super location being within walking distance of miles upon miles of impressive sandy beaches perfect for a refreshing dip or paddle boarding session, or take a leisurely stroll along the promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other - a hotspot for water sport enthusiasts. The stylish village of Westbourne, also within walking distance, has a distinctly cosmopolitan vibe and true sense of community at its heart where you can enjoy its eclectic mix of cafes and alfresco restaurants, or walk the traditional Victorian arcade.

AGENTS NOTE - TENANT

The current tenant is paying £900 per month, tenancy commenced Monday 12th February 2024 on a 6 month tenancy.

COMMUNAL ENTRANCE HALL

Secure entry system through to the entrance hall, stairs to the second floor.

ENTRANCE

Door through to the apartment.

OPEN PLAN LIVING/KITCHEN/DINING

17' 9" x 9' 5" (5.41m x 2.87m) Feature open plan area with angled ceilings creating a bright and character room, double glazed window to the side aspect, space for table and chairs.

KITCHEN AREA

13' 0" x 5' 0" (3.96m x 1.52m) Well fitted with a range of wall and base units with complimentary work surfaces, integrated dishwasher and fridge, work surface with inset electric hob and matching oven below, cupboard housing boiler, space for washing machine, feature recessed shelving, double glazed velux style window.

BEDROOM

14' 3" x 8' 10" (4.34m x 2.69m) Double glazed window, radiator, spacious wardrobe.

BATHROOM

Suite comprising panelled bath with wall mounted shower, low level w.c. and wash hand basin inset in to vanity unit with cupboard under, heated towel rail, tiled walls.

BICYCLE STORAGE

There is a communal area suitable for the storage of bicycles.

TENURE - LEASEHOLD

Length of Lease - 125 years from 19th September 2016

Maintenance - £693 per annum

Ground Rent - £299 per annum

COUNCIL TAX - BAND A