



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	79
(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**  
69.0 sq. m. (743 sq. ft.)



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This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**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 50, The Chines 43 Alum Chine Road, WESTBOURNE BH4 8DN Offers in Region of £205,000**

**The Property**

Enjoying a Westerly aspect is this bright and airy two bedroom apartment located on the second (top) floor of this popular retirement development. The property occupies a most convenient location being within level walking distance of Westbourne Village which provides a whole host of amenities to include cafe bars, boutique shops and restaurants together with the usual high street names such as Marks & Spencer food hall. Bus services which operate to surrounding areas are also close to hand. In the opposite direction, just across West Cliff Road, is a pathway with direct access via the leafy Chines to golden sandy beaches with promenade stretching to Bournemouth and beyond, and the famous Sandbanks in the other.

The Chines was constructed by McCarthy & Stone (Developments) Ltd and comprises 53 properties arranged over 3 floors each served by lift. The Visiting House Manager can be contacted from various points within each property in the case of an emergency. For periods when the Visiting House Manager is off duty there is a 24 hour emergency Careline response system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

**Overview**

Access to the property is through a communal entrance where stairs or a lift provide access to the second (top) floor.

Once inside the flat, the first door to the left leads into the lounge which enjoys a sunny double aspect with a window to the front and to the left hand side.

Double doors lead off the rear of the lounge into the kitchen, which has a modern range of matching wall and base units, built in electric oven and hob along with a fridge freezer.

Both bedrooms are double in size and benefit from built in wardrobes.

The modern fitted shower room comprises a double shower unit, low level WC and wash hand basin. Completing the internal accommodation are two useful storage cupboards off the hallway.

An internal inspection is highly recommended to appreciate the accommodation on offer.

**ENTRANCE HALL**

14' 6" x 8' 11" (4.42m x 2.72m) Cupboard housing meters and cupboard housing tank.

**LOUNGE/DINING ROOM**

18' 3" x 11' 3" (5.56m x 3.43m) Windows to the front and side aspect.

**KITCHEN**

8' 11" x 5' 8" (2.72m x 1.73m) Fitted to include fridge/freezer, integrated oven and hob.

**BEDROOM ONE**

15' 8" x 9' 5" (4.78m x 2.87m) Window to the front, built-in wardrobe.

**BEDROOM TWO**

13' 8" x 8' 2" (4.17m x 2.49m) Window to the front, built-in wardrobe.

**SHOWER ROOM**

Double shower cubicle, wash hand basin and low level w.c. Heated towel rail.

**TENURE - LEASEHOLD**

Length of Lease - To be advised  
Maintenance - £1,218.00 is payable twice a year  
Ground Rent - £254.69 is payable twice a year

**COUNCIL TAX - BAND D**