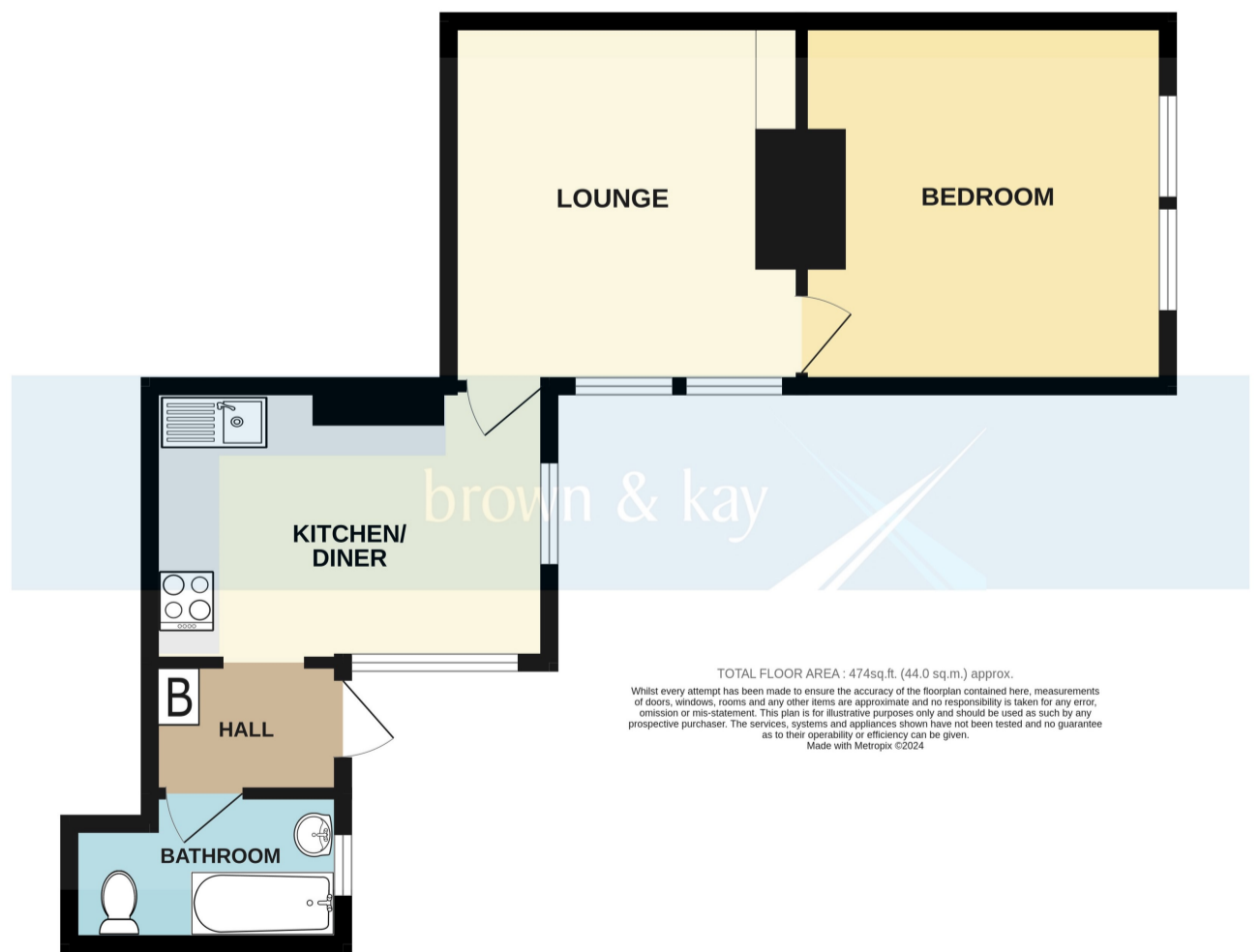




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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**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 1, Alum Towers 50 Alumhurst Road, ALUM CHINE BH4 8EU

**£215,000**

### The Property

Brown and Kay are pleased to offer this rarely available ground floor garden apartment situated just yards from walkways that lead to golden sandy beaches. The property has generous accommodation with the added advantage of its own private entrance to the rear of the building, there is a good size kitchen/breakfast room with space for table and chairs, lounge, bedroom with decorative corning, and bathroom. A particular feature of the home is the private rear garden which is of a more than generous size, and with the added benefit of an allocated parking space and no forward chain this is an opportunity not to be missed.

The property is situated in the highly popular area of Alum Chine ideally positioned to take advantage of all the area has to offer. Leafy walks through the Chine meander directly down to miles upon miles of sandy shores with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The stylish village of Westbourne is also within comfortable reach and there you will find an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall together with bus services which operate to surrounding areas.

### AGENTS NOTE - HOLIDAY LETS & PETS

Neither holiday lets nor pets are permitted within the terms of the lease.

### PRIVATE ENTRANCE

The apartment benefits from its own private entrance, accessed via gate through to the private garden. Front door to the entrance hall.

### ENTRANCE HALL

Radiator, tiled flooring, wall mounted boiler.

### KITCHEN/BREAKFAST ROOM

12' 11" x 9' 7" (3.94m x 2.92m) Fitted with a range of wall and base units with work surfaces over, inset gas hob with wall mounted filter above and matching oven under, inset sink drainer, space for fridge, space for table and chairs, double glazed windows to the side and rear aspects.

### LOUNGE

12' 0" x 11' 7" (3.66m x 3.53m) Double glazed window, double opening cupboard with further cupboard above, radiator.

### BEDROOM

12' 1" x 11' 10" (3.68m x 3.61m) Feature decorative corning to ceiling, double glazed window, radiator.

### BATHROOM

8' 1" x 4' 10" (2.46m x 1.47m) Double glazed window, suite comprising panelled bath with screen and wall mounted shower, wash hand basin and low level w.c. Tiled walls, radiator.

### PARKING

There is an allocated parking space.

### PRIVATE REAR GARDEN

A particular feature of the home is the private rear garden which is of a more than generous size with area of decking, lawn with flower and shrub borders, pathway and raised area, surrounded by mature planting and fencing.

### TENURE - LEASEHOLD

Length of lease - 96 years to remain  
Maintenance - £524 per quarter to include building insurance, window cleaning and driveway cleaning.  
Ground Rent -  
Management Agent - Burns Hamilton

### COUNCIL TAX - BAND B