



FLAT 4, ALUMHURST ROAD, ALUM CHINE, BOURNEMOUTH, DORSET, BH4

£112,700 LEASEHOLD

This first floor studio apartment is situated in a superb position just a short level walk away from the shops, bars and restaurants in Westbourne. The property comprises of modern well presented accommodation throughout with a beautiful communal garden to the rear.

Studio apartment | First floor | Bright lounge | Modern kitchen & bathroom | Communal gardens | Close to Westbourne

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

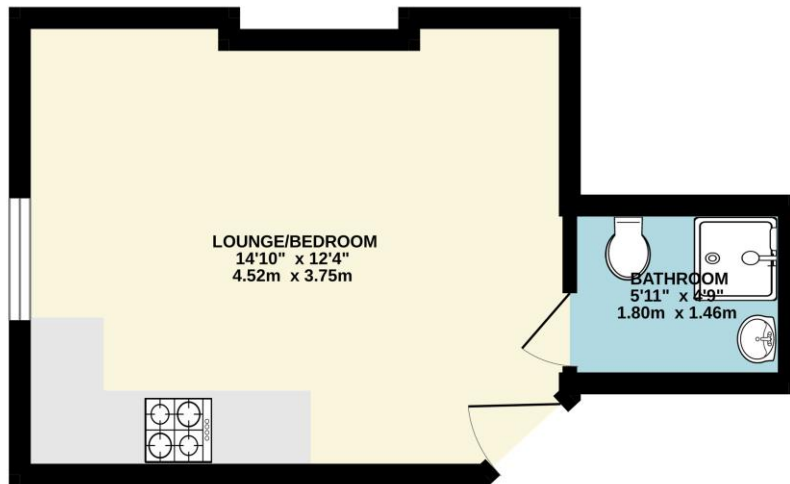
The apartment is situated on the first floor which is accessed via flight of stairs through well presented communal hallways.

Once inside you will find a good size studio room with ample room for a bed alongside living room furniture. The kitchen is open plan to the lounge and benefits from a range of base and eye level work units with space and plumbing for domestic appliances.

There is a modern shower room with suite comprising; wash hand basin, wc and cubicle shower.

Outside there is a lovely communal garden to the rear which is laid to lawn with mature shrubs and trees.

GROUND FLOOR
205 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA: 205 sq.ft. (19.1 sq.m.) approx.
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.
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: A

TENURE: Leasehold 109 Years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £680pa Ground rent £200pa

AT A GLANCE

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