



SQUIRRELS LEAP, ALUMHURST ROAD, ALUM CHINE, BOURNEMOUTH, DORSET, BH4

£220,000 LEASEHOLD

An immaculately presented two bedroom purpose built apartment backing directly onto Alum Chine just a short walk from the local beaches as well Westbourne village itself. The apartment benefits from bright accommodation, vacant possession, allocated parking, chine views and modern kitchen & bathroom.

Two Bedrooms | Bathroom & en-suite | Extended Lease (174 years) | Recently decorated | Balcony | Chine Views | Close to Beach | Vacant Possession | Allocated Off Road Parking | Walking distance to Westbourne

Westbourne | 01202 767633 |

Winkworth



LOCATION

Alum Chine is a sought after residential area situated between the beach and Westbourne Village. Alum Chine offers beautiful sandy beaches and a selection of restaurants along the front within walking distance, one of which is situated directly on the promenade at Alum Chine itself. A peaceful stroll through the exotic woodlands of the chine brings you to Westbourne Village which offers an excellent range of independently owned shops, bars, coffee shops and restaurants.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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.



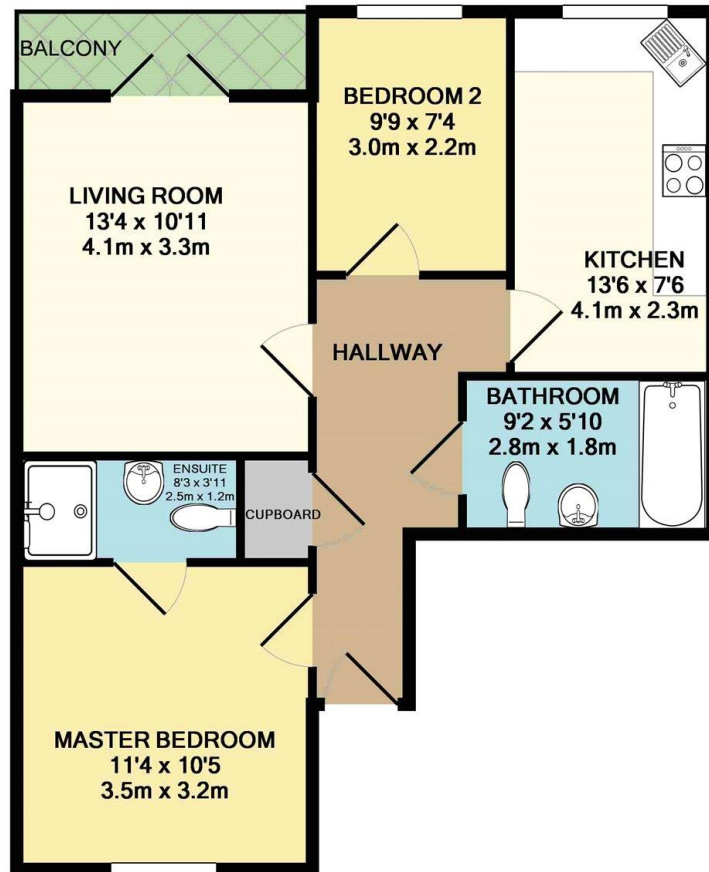
DESCRIPTION

The property is accessed via a secure, well presented communal hallway which leads to the apartment door itself. The entrance hallway includes a storage cupboard as well as doors to principal rooms. The property has recently been carpeted throughout and re-decorated.

The lounge enjoys views over Alum Chine itself and also includes direct access to the balcony, suitable for a table and chairs. The separate kitchen is modern and includes ample work units with space and plumbing for domestic appliances.

There are two bedrooms with space for wardrobes, the master has the added benefit of an en suite room comprising shower cubicle, WC, heated towel rail and wash hand basin. The main family bathroom is accessed from the hallway, is part tiled and comprises panelled bath, heated towel rail, WC and wash hand basin.

Outside an allocated parking space is conveyed with the apartment located at the front of the block. The property benefits from no onward chain.



TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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: B

TENURE: Leasehold – 174 years

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1570 per annum

AT A GLANCE

- Two Bedrooms
- Bathroom & en-suite
- Extended Lease (174 years)
- Recently decorated
- Balcony
- Chine Views
- Close to Beach
- Vacant Possession
- Allocated Off Road Parking
- Walking distance to Westbourne

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90+)	A		
(81-91)	B	81	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	

Westbourne | 01202 767331

Winkworth