



**ETON COURT, 41 ALUMHURST ROAD, BOURNEMOUTH, DORSET, BH4**

**£249,950 LEASEHOLD**

A superbly presented two double bedroom top floor apartment situated in an enviable position just a short distance from the shops, bars and restaurants in Westbourne whilst also being close to the beach which is easily accessed via a pleasant tree lined walk through the Chine.

Top floor | Two double bedrooms | Two bathrooms | Large lounge diner |  
Modern kitchen | Allocated parking | No forward chain | Close to the  
beach

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.





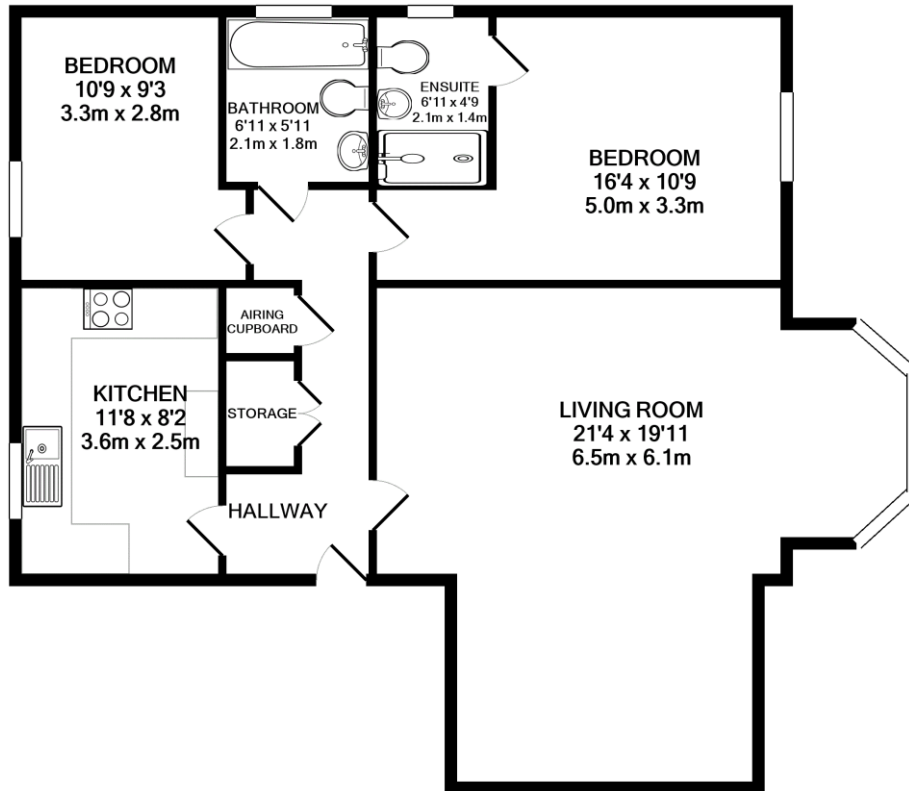
## DESCRIPTION

The property is situated on the top floor which is accessed via stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a large storage cupboard, an airing cupboard and doors to principal rooms.

The large lounge is a particular feature of the property having ample space for a large dining table as well as a study area. The kitchen is fitted with a range of base and eye level work units and a breakfast bar area and there is space and plumbing for domestic appliances.

There are two double bedrooms both with space for freestanding furniture and the added benefit of a modern ensuite shower room to the master bed. The family bathroom is tiled and comprises of a suite to include low-level WC, wash hand basin and bath with shower above and a glass shower screen.

An allocated parking space is conveyed with the property.



TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:** C

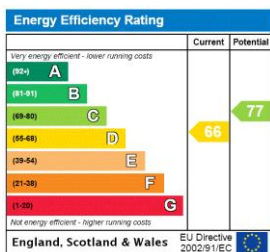
**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1200 per annum

## AT A GLANCE

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- Two bathrooms
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- Modern kitchen
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