



Burnaby Road, Dorset, BH4

£225,000 *Share of Freehold*



An immaculately presented first floor apartment which is situated in the heart of Alum Chine. Set just a few hundred meters from the award winning beach whilst also being close to the popular shops, bars and restaurants in Westbourne.

KEY FEATURES

- First floor
- Two bedrooms
- Bright & Spacious Lounge diner
- Modern kitchen & bathroom
- Allocated Off road parking
- 5 mins walk to the beach



Westbourne

01202 767633 | westbourne@winkworth.co.uk



DESCRIPTION

The property is situated on the first floor which is accessed via stairs through well-presented communal hallways.

Once inside there is a bright and spacious lounge which has ample room for dining table and the added benefit of a feature bay window. The modern kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two bright double bedrooms. The master bedroom has fitted wardrobes with space for further free standing furniture. The second bedroom is also a good sized double room. The contemporary shower room is part tiled and comprises of a suite to include WC and wash hand basin inset into a vanity unit and a walk in shower.

An allocated parking bay is conveyed the property.





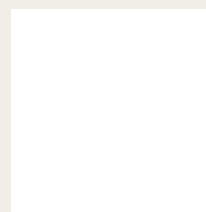
LOCATION

Alum Chine and Branksome Dene Chine are two of Bournemouth's favourite Blue Flag award winning beaches, particularly loved by the locals for their wide, exceptionally clean, sandy shores situated further to the West of Bournemouth, away from the hustle and bustle of Bournemouth Pier and the town centre.

Alum Chine is home to a beautiful Tropical Garden which is situated to the rear of the beach and the beautiful wooded chine leads all the way to Westbourne Village which offers an excellent range of individual 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.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN260287>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold

Term: 991 year and 0 months

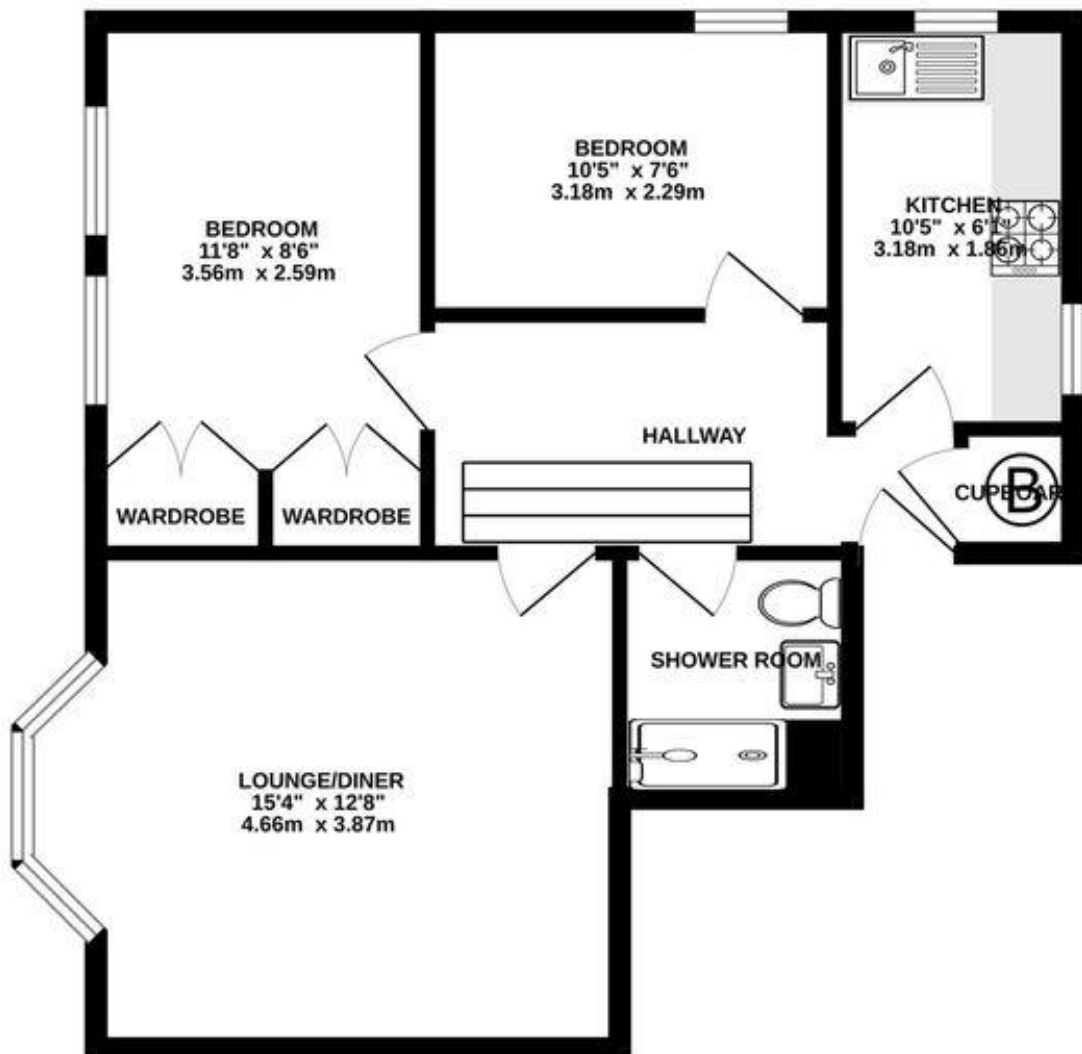
Service Charge: £1550pa with an additional £850 every six months towards the sinking fund.

Council Tax Band: C

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 556 sq.ft. (51.7 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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