



Westbourne Park Road, Dorset, BH4

£250,000 *Leasehold*

An incredibly bright and spacious two bedroom second floor apartment which is situated in the heart of Alum Chine. Both Westbourne & the beach are a short walk away. The property comprises modern contemporary accommodation throughout with allocated off road parking.



KEY FEATURES

- Stamp duty paid (standard stamp duty only)
- Modern development
- Second floor
- Two double bedrooms
- Two modern bathrooms
- Contemporary kitchen
- Large lounge diner



Westbourne

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DESCRIPTION

This modern second floor flat boasts two double bedrooms, two modern bathrooms, a contemporary kitchen, and a spacious lounge diner, offering a comfortable and stylish living space. The property also benefits from allocated parking.

Situated close to the beach, residents can enjoy leisurely strolls along the coast and take in the beautiful sea views. For those looking for entertainment and dining options, the property is just a short distance from the popular shops, bars, and restaurants in Westbourne.

With excellent transport links and vacant possession, this property is an ideal investment opportunity or first-time buy.





LOCATION

Alum Chine Beach is one of Bournemouth's favourite Blue Flag award winning beaches, particularly loved by the locals for its wide, exceptionally clean, sandy beaches situated further to the West of Bournemouth, away from the hustle and bustle of Bournemouth Pier and the town centre.

It's hugely popular with young families due to a pirate-themed large adventure playground, toilets with baby changing facilities, lost children centres, RNLI lifeguard stations, pubs and ice cream kiosks.

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

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<https://www.winkworth.co.uk/sale/property/WBN250076>

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: Leasehold

Term: 115 year and 1 months

Service Charge: £1702 per annum

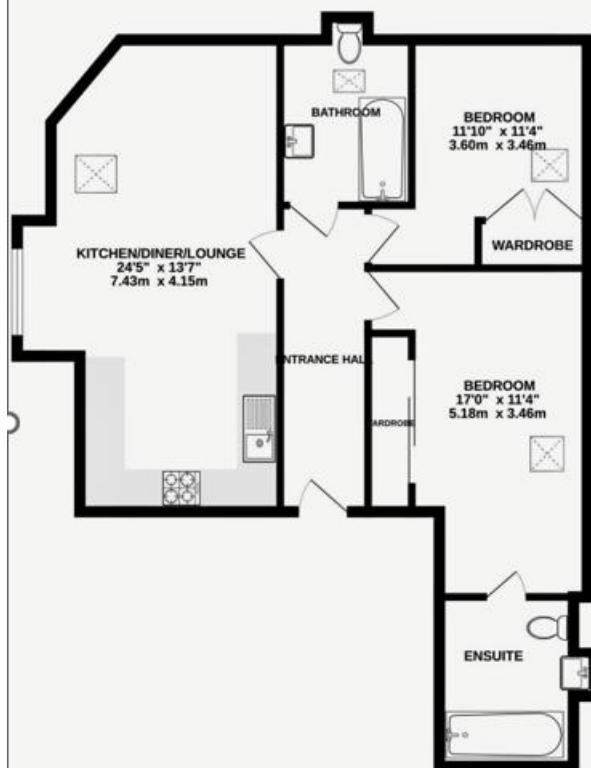
Ground Rent: £ 299 Annually (subject to increase)

Council Tax Band: C

EPC rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-100)	A		
(81-61)	B	85	85
(60-50)	C		
(49-48)	D		
(39-34)	E		
(21-18)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SECOND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are taken at the widest point of an opening and may not be exact. We do not guarantee the accuracy of any dimension or measurement. This plan is for decorative purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures shown have not been tested and no guarantee as to their operation or efficiency can be given.

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