



Eton Court, Bournemouth, Dorset, BH4

£250,000 *Leasehold*

An incredibly bright two-bedroom first floor apartment situated within a small development of apartments in the heart of Alum Chine which boasts an award winning beach whilst also being close to the shops, bars and restaurants in Westbourne. The property offers spacious accommodation throughout and is also offered with vacant possession.



KEY FEATURES

- Purpose Built Apartment
- First Floor Flat
- Lounge/Diner
- Integrated Kitchen
- Two Double Bedrooms
- Two Bathrooms (brand new ensuite)
- Allocated Parking Space



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DESCRIPTION

Eton Court is a modern development of apartments which occupies an enviable position being less than 100 meters from the access into the chine itself which in turns leads down to the award winning Alum Chine beach

The apartment is situated on the first floor which is accessed via stairs through well-presented communal hallways. A private front door leads into the entrance hall which houses a storage cupboard and doors to principal rooms. There is also access to very useful loft storage.

The bright lounge has ample room for a dining table and enjoys a feature bay window. The kitchen is fitted with a range of base and eye level cupboard and drawer units with integrated appliances.

There are two generous double bedrooms, both with space for freestanding furniture with the added benefit of a built-in wardrobe to the master. The master bedroom is a particularly spacious room and enjoys a bright sunny aspect with a brand new en-suite shower room. The family bathroom is tiled and comprises of a suite to include WC, wash hand basin, and a panel bath with handheld shower.

An allocated parking space is conveyed with the property.





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

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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: 99 year and 7 months

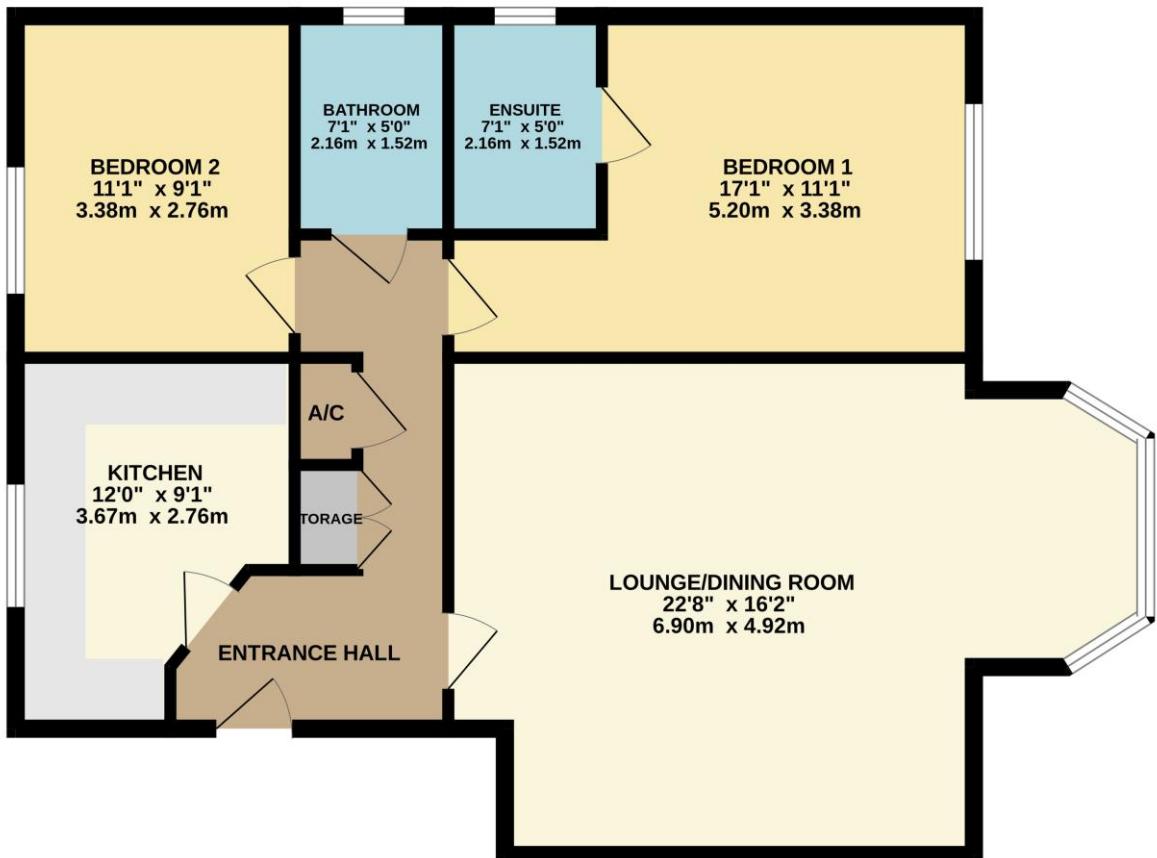
Service Charge: £1480.74 per annum

Council Tax Band: C

EPC rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-100)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D	67	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FIRST FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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