



ALUMHURST ROAD, BOURNEMOUTH, BH4

£250,000 SHARE OF FREEHOLD

A superbly presented two bedroom first floor apartment set within a small character development which is situated just a short level walk to the popular shops bars and restaurants in Westbourne whilst also being an easy walk through the chine to the beach.

First floor | Two double bedrooms | Large lounge diner | Modern kitchen
| Contemporary bathroom | Allocated parking | Superb location

Westbourne | 01202 767633 |

Winkworth



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 Weymouth to London Waterloo South West train service.



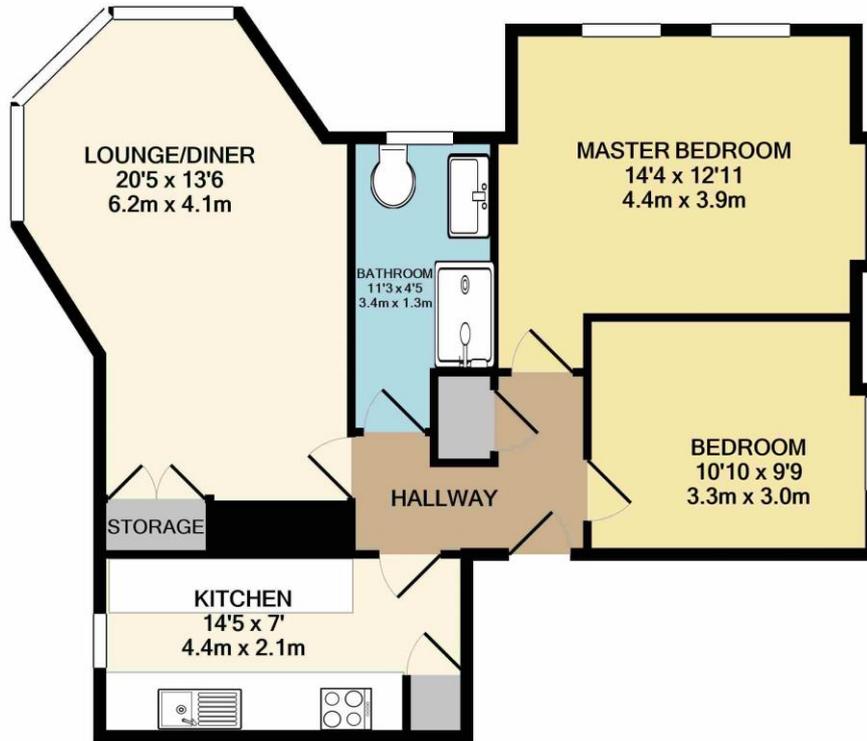
DESCRIPTION

The property is situated on the first floor which is accessed via a flight of stairs through well presented communal hallways. A private front door then leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

A particular feature of the property is the bright and spacious lounge which benefits from a large triple aspect bay window and there is ample room for a dining table. The lounge also incorporates a built-in storage cupboard. The kitchen is fitted with a range of base and eye level work units with plenty of worktop space and plumbing for domestic appliances.

There are two good size bedrooms with the master being in an especially good size with two large windows and ample room for freestanding furniture. There is a contemporary bathroom with suite comprising of a large walk-in double shower wash handbasin and low-level WC.

An allocated parking space is conveyed to the property.



TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.1 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: B

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- First floor
- Two double bedrooms
- Large lounge diner
- Modern kitchen
- Contemporary bathroom
- Allocated parking
- Superb location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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