



ALUMHURST ROAD, BOURNEMOUTH, BH4

£190,000 LEASEHOLD

A bright and well presented one bedroom garden apartment which is situated just a short level walk to the popular shops, bars and restaurants in Westbourne whilst also being near to the beach. The property is in superb order throughout with modern contemporary accommodation throughout, a private entrance and a large private garden. Offered with vacant possession.

Ground floor | One double bedroom | Lounge diner | Modern kitchen & bathroom | Private garden | Own entrance | Off road parking | Central 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.



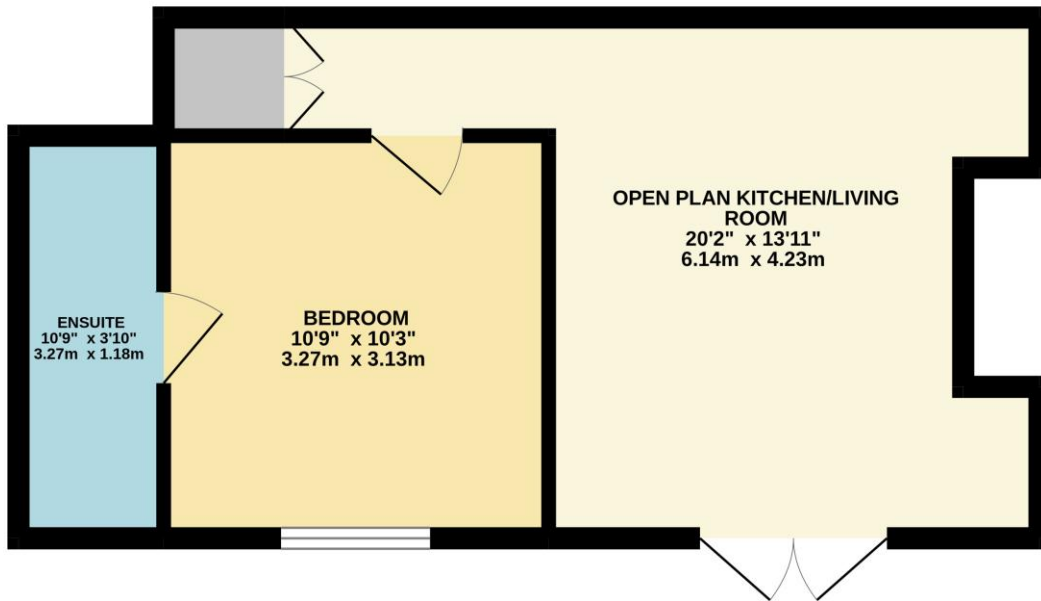
DESCRIPTION

The apartment is situated towards the rear of the building and is accessed via a private wooden gate which leads through into the private garden area where there is a raised deck suitable for outside dining with steps leading down to a lower lawned area. Double patio doors lead directly into the bright lounge diner where there is ample room for dining table and a wall mounted television. The contemporary kitchen is open plan to the lounge and is fitted with a range of base & eye level work units with integrated appliances.

There is a good size double bedroom which overlooks the private rear garden and there is ample space for freestanding furniture. The ensuite shower room is modern and comprises of a suite to include a WC, wash hand basin and cubicle shower.

An allocated off-road parking space is conveyed with the property.

GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 354 sq.ft. (32.9 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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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: Leasehold 110 years remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2440 per annum

AT A GLANCE

- Ground floor
- One double bedroom
- Lounge diner
- Modern kitchen & bathroom
- Private garden
- Own entrance
- Off road parking
- Central location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	46 E	
21-38	F		
1-20	G		

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