



PEMBROKE PLACE 70-72, ALUMHURST ROAD, BOURNEMOUTH, BH4

£185,000 LEASEHOLD

A spacious and very well presented one bedroom ground floor apartment set within a small development of privately owned apartments. Situated just a short walk away from the award winning beach whilst also being close to the popular shops bars and restaurants in Westbourne.

Ground floor | One double bedroom | Large lounge | Modern kitchen & bathroom | Double glazed | Gas fired central heating | Close to Westbourne & the beach

Westbourne | 01202 767633 |

Winkworth



LOCATION

Alum Chine Beach is probably 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 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.



DESCRIPTION

Presenting a charming ground floor flat in Alum Chine. Boasting one double bedroom, a large lounge, and a modern kitchen and bathroom, this home is perfect for those seeking comfort and style.

Located close to popular shops, bars, and restaurants in Westbourne, as well as the award-winning beach, you'll be spoilt for choice when it comes to leisure and entertainment options. With good transport links nearby, you'll have easy access to everything the area has to offer.

Situated in a small development built in 2008 by a local builder, this property is in good order and features double glazing and gas fired central heating for your convenience.

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 495 sq.ft. (46.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
 Made with Metropix 02025

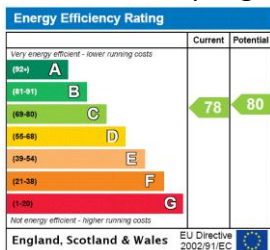
If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: C

TENURE: Leasehold 108 years remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1065 per annum inc building insurance £200 p.a ground rent



AT A GLANCE

- Ground floor
- One double bedroom
- Large lounge
- Modern kitchen & bathroom
- Double glazed
- Gas fired central heating
- Close to Westbourne & the beach

Westbourne | 01202 767633 |

