

**Flat 9, Squirrels Leap, 35 Alumhurst Road,  
Bournemouth, BH4 8EN**



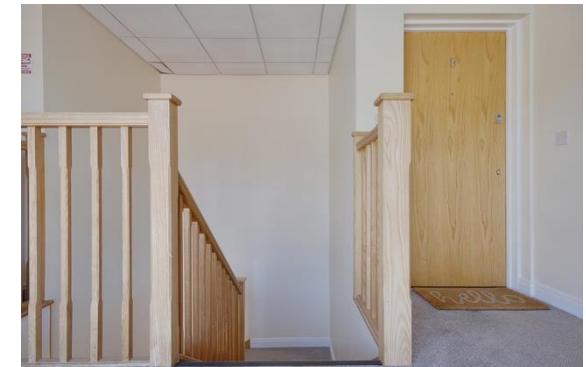
# Property overview

**Guide Price £249,000**

A two bedroom purpose built top floor flat with balcony views over Alum Chine situated conveniently for Alum Chine beach, Westbourne, and travel routes to Bournemouth, Poole and beyond.

The accommodation offers hallway, living room, balcony with views over the chine, kitchen, bedroom one with en-suite shower room, bedroom two and bathroom.

The property also benefits from gas fired central heating, UPVC double glazing, eaves storage, allocated parking, visitor parking, communal bike store and communal bin store.



# Accommodation

## **Entrance Via:**

Communal front door with security entry phone to communal hallway, stairs to second floor, door to:

## **Hallway: Irregular shape - 16' 8" max x 11' 7" max (5.08m x 3.53m)**

Inset spotlights, smoke alarm, service hatch to loft, central heating thermostat, security entry phone, radiator, open reach BT point, doors to accommodation, door to:

## **Cupboard:**

Providing shelving and storage, also housing electric meter.

## **Living Room: 12' 8" x 11' 3" (3.86m x 3.43m)**

Parts sloped ceiling, radiator, TV point, door to kitchen, French doors to:

## **Balcony: 10' 6" max x 5' 0" (3.20m x 1.52m)**

Laid to slabs with galvanised metal balustrade, elevated tree lined views over the chine.

## **Kitchen: 13' 9" x 6' 11" (4.19m x 2.11m)**

Part sloped ceiling, skylight window, range of eye and base level units, work surfaces, part tiled walls, matching three-quarter height unit housing Worcester combination boiler, stainless steel sink drainer with mixed tap over, electric oven with four ring gas hob and hood over, space and plumbing for washing machine, space for for fridge freezer, space for further appliance.

## **Bedroom One: 11' 9" max x 10' 8" max (3.58m x 3.25m)**

Part sloped ceiling, window to front aspect, radiator, telephone point, TV point, door to:

## **En-Suite: 7' 9" x 6' 10" (2.36m x 2.08m)**

Parts sloped ceiling, skylight window, part tiled walls, laminate flooring, WC, pedestal wash hand basin with mirror and shaving point over, chrome ladder style towel radiator, glazed shower cubicle with inset mixer shower over, door to generous eaves storage.

## **Bedroom Two: 14' 0" x 7' 2" (4.26m x 2.18m)**

Window to aspects, telephone point, radiator.

## **Bathroom: 7' 6" x 6' 11" (2.28m x 2.11m)**

Part sloped ceiling, skylight window, parts tiled walls, laminate flooring, pedestal wash hand basin with mirror and shaving light point over, WC, panelled bath with mixer shower attachment over, ladder style towel radiator.

## **Externally:**

There is a secure bike store and bin store. At the front there is car parking where there is an allocated parking space for this flat, and two visitor spaces.

## **Lease Length:**

171 Years Remaining (Approx.).

## **Ground Rent:**

None.

## **Service Charge:**

£1,682 per year.

# Photography



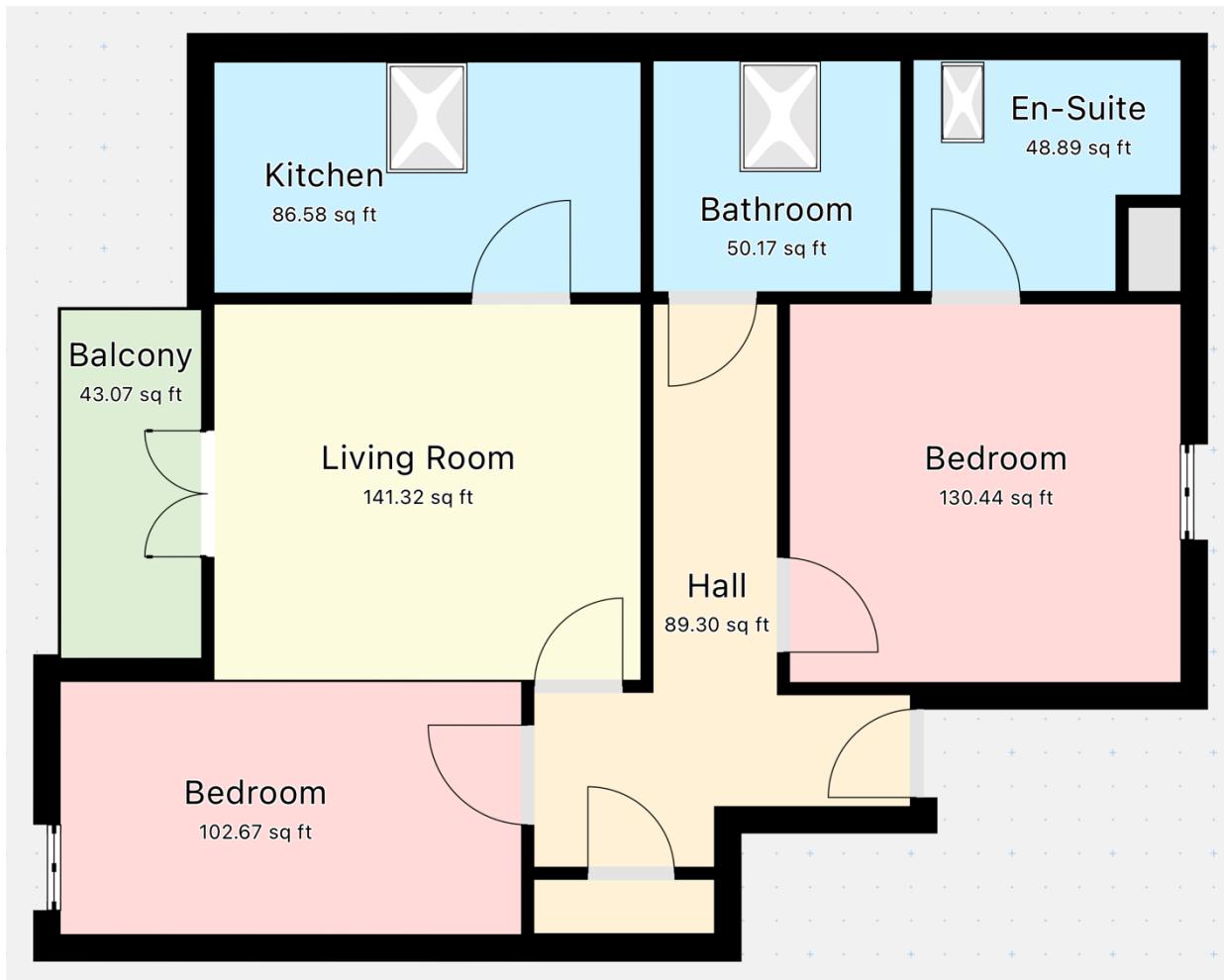








# Floor Plan EPC



## Energy performance certificate (EPC)

Flat 9 35, Alumhurst Road BOURNEMOUTH BH4 8EN	Energy rating <b>C</b>	Valid until: 29 October 2029
Certificate number: 9959-2890-6108-0471-7571		

Property type Top-floor flat  
Total floor area 64 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

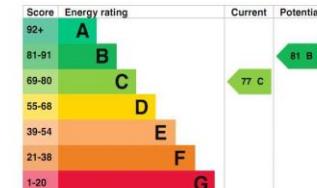
See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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# Contact

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