

**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.

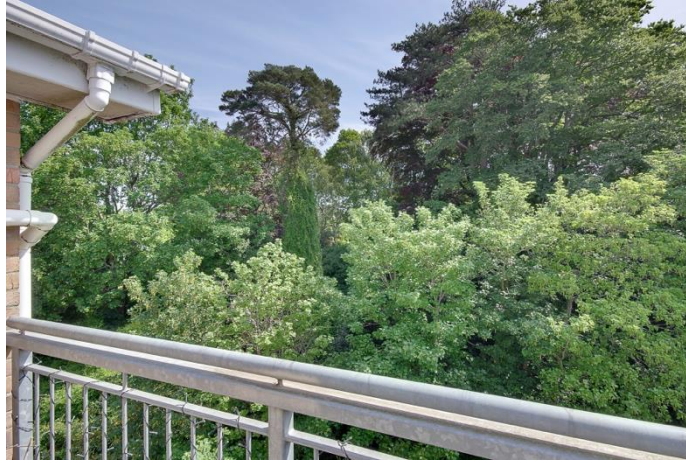
**Service Charge:**

£1,682 per year.

# Photography











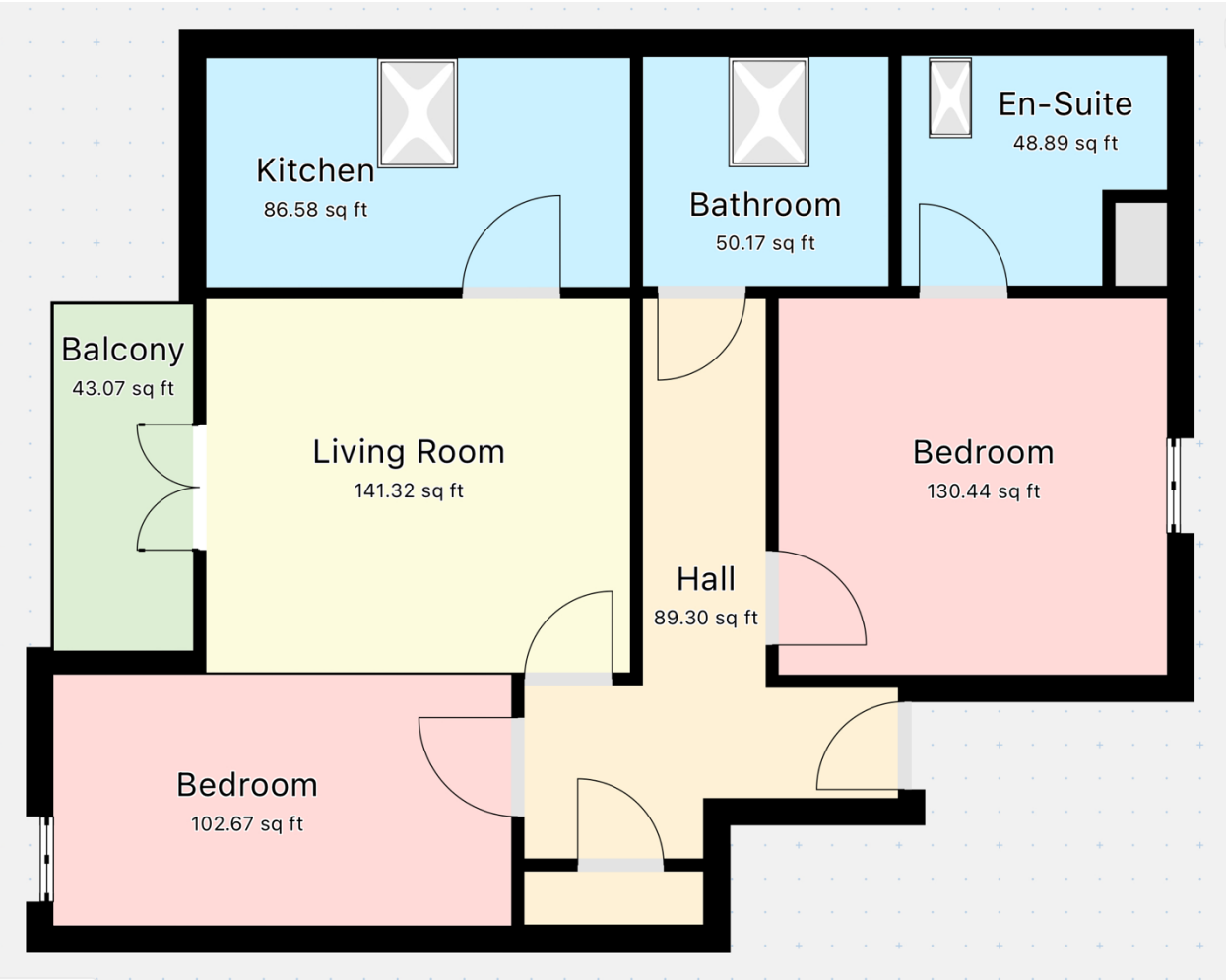






# Floor Plan

# EPC



Energy performance certificate (EPC)

Flat 9  
35, Alunhurst Road  
BOURNEMOUTH  
BH4 8EN

Energy rating  
**C**

Valid until:  
29 October 2029

Certificate number:  
9959-2890-6108-9471-7571

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Contact

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