

Penthouses at Studland Dene, 2 Studland Road
Alum Chine, Bournemouth, Dorset, BH4 8DP



LUXURY &
PRESTIGE
Exclusive Properties

Introduction

£2,645,000



All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.

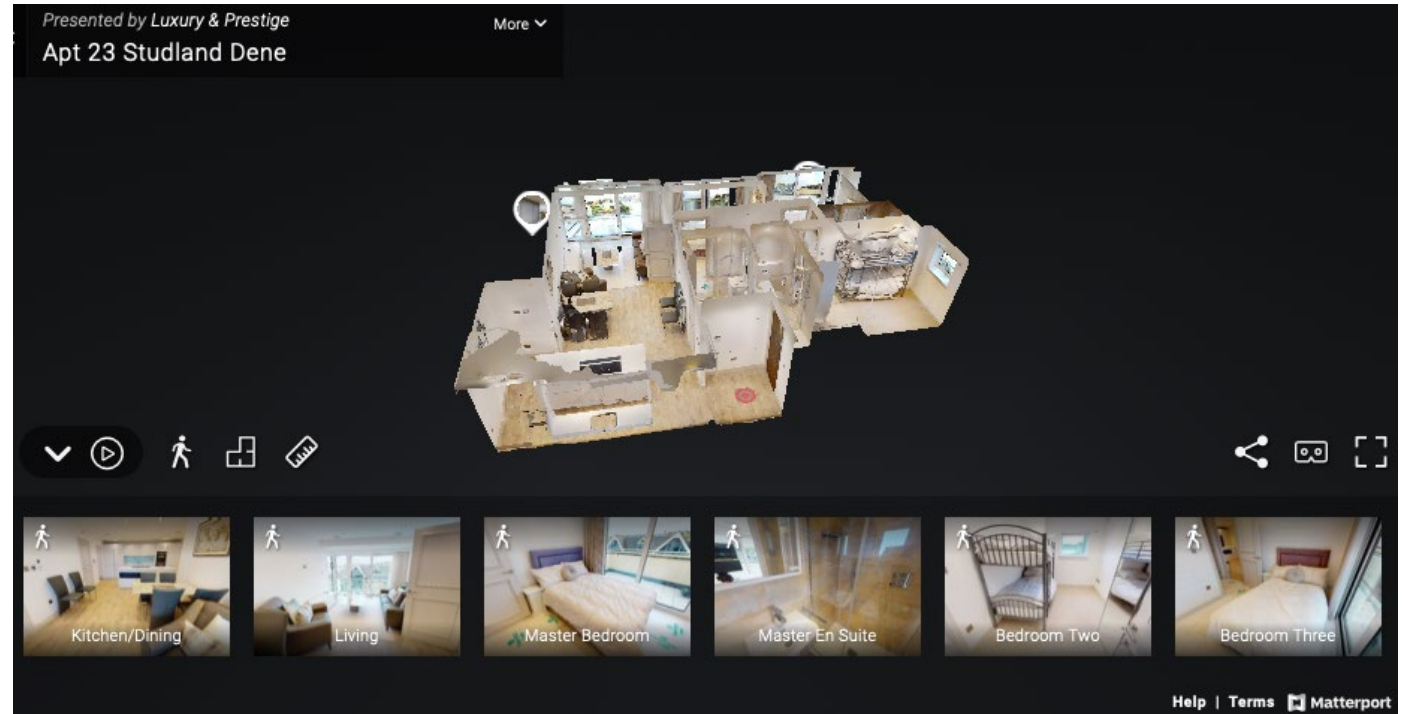
Interactive 3D Tour

Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace.

It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.



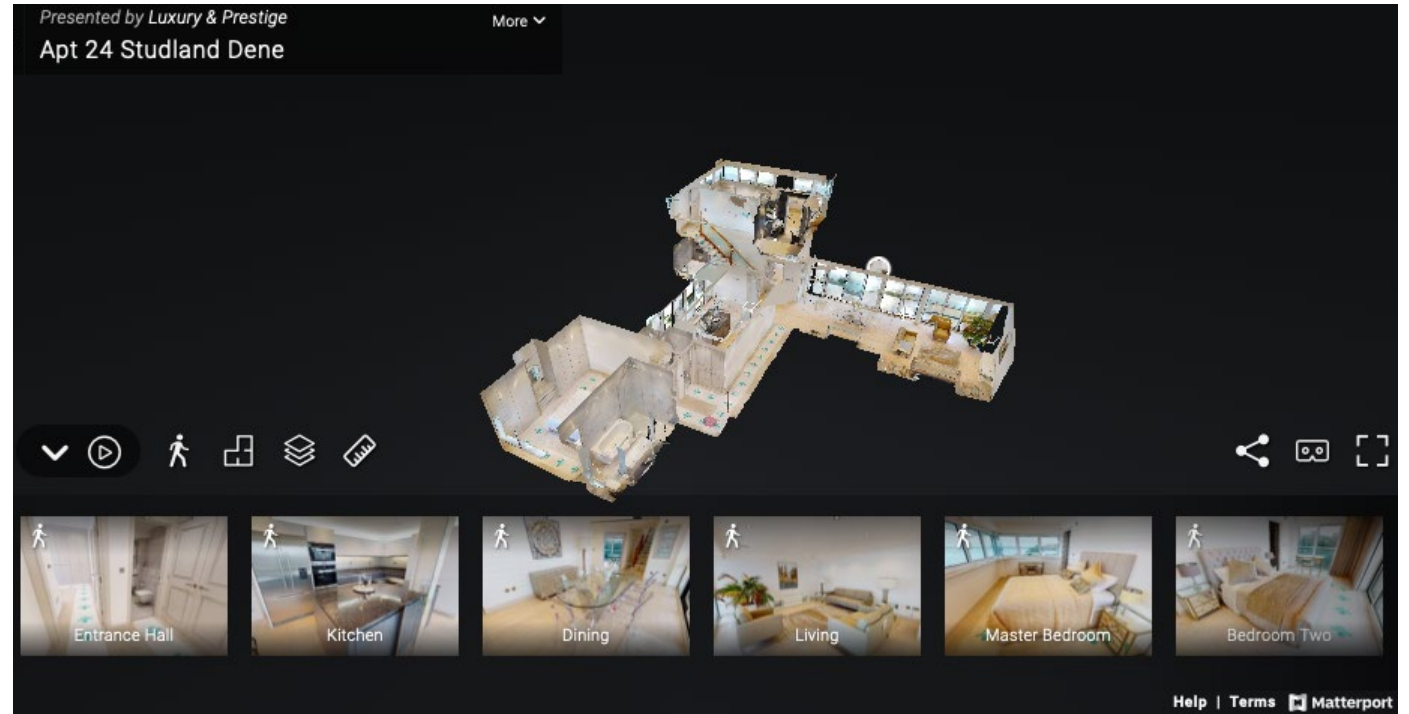
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Studland Dene

CONCERGE

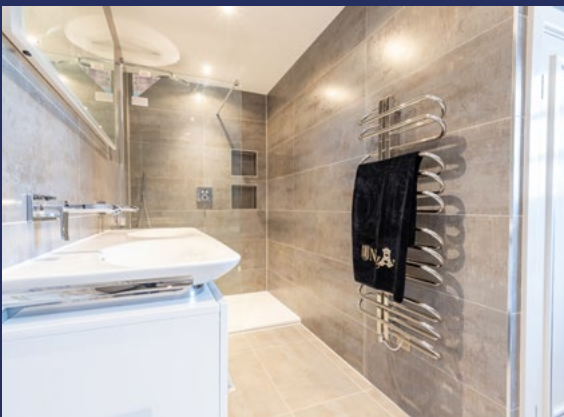
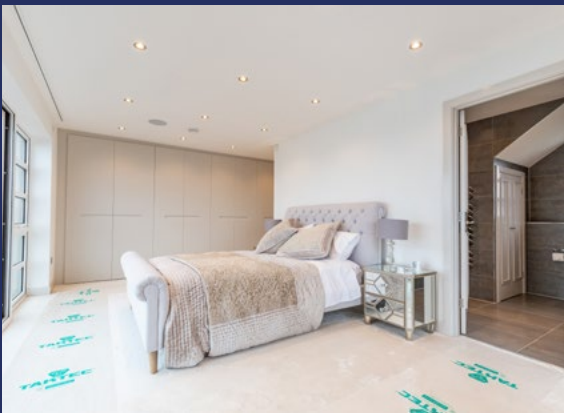
PENTHOUSES 23 & 24
HOLIDAY LETS



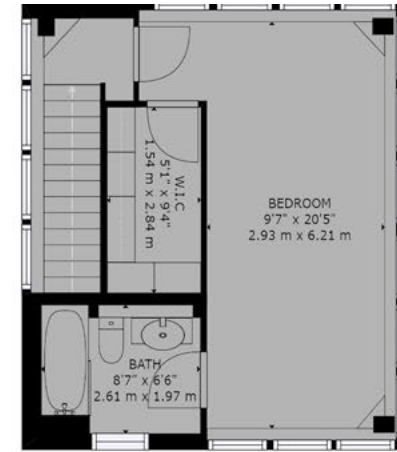
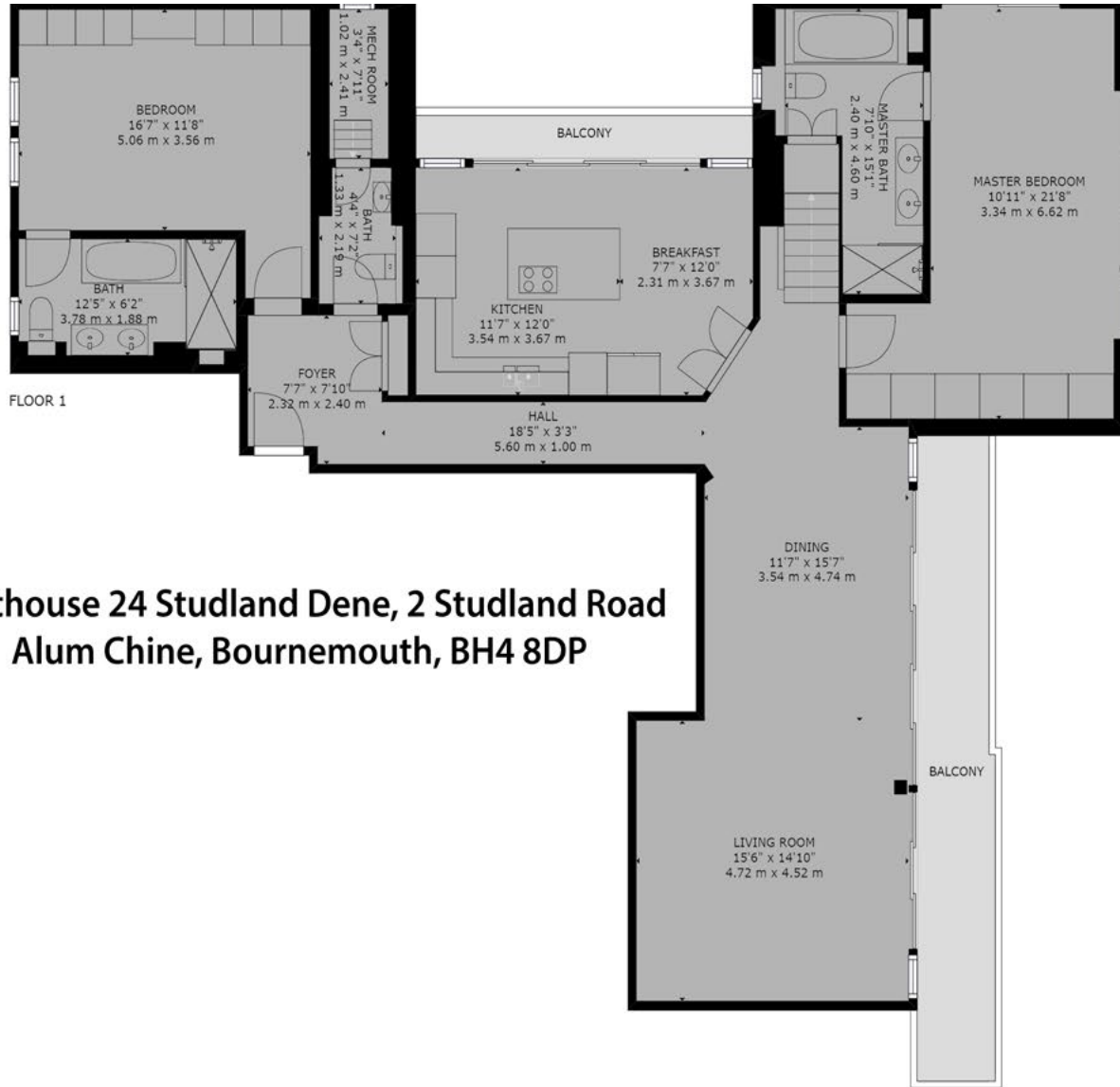












Penthouse 24 Studland Dene, 2 Studland Road Alum Chine, Bournemouth, BH4 8DP

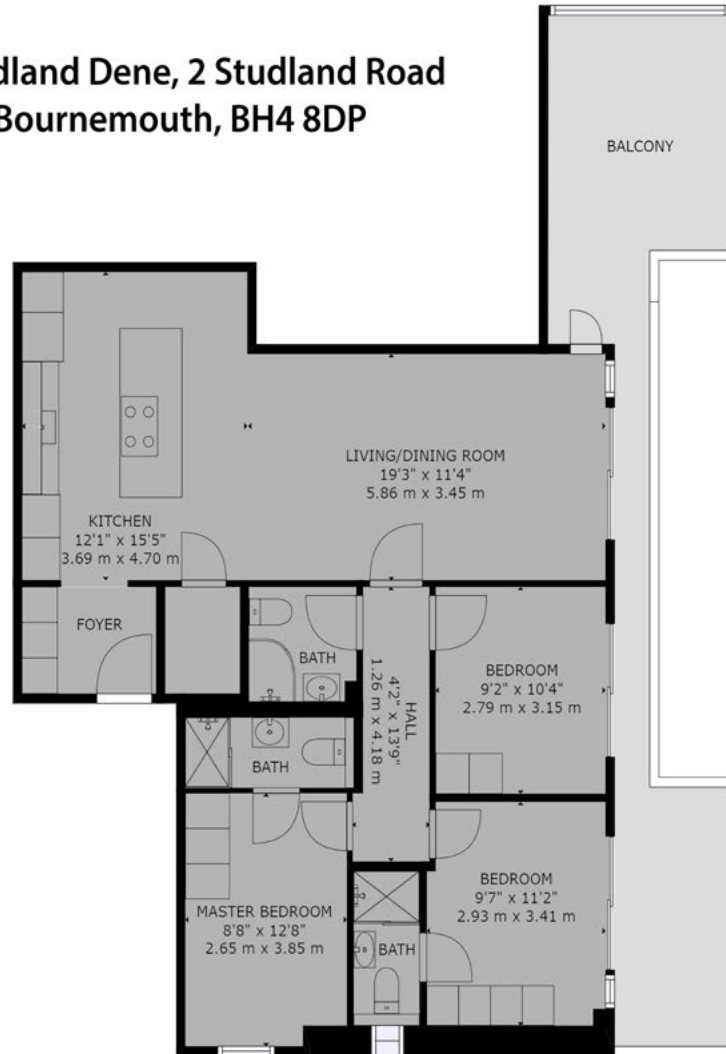
GROSS INTERNAL AREA
 FLOOR 1: 1607 sq ft, 149 m², FLOOR 2: 416 sq ft, 39 m²
 TOTAL: 2023 sq ft, 188 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







**Penthouse 23 Studland Dene, 2 Studland Road
Alum Chine, Bournemouth, BH4 8DP**



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 965 sq ft, 90 m²
TOTAL: 965 sq ft, 90 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Sitting atop the exclusive landmark development Studland Dene at Alum Chine are two recently built 3 bedroom, 3 bathroom penthouses which occupy the entire top floor and offer a rare opportunity to be acquired together as two adjacent units or to be combined to create one magnificent penthouse that would be in excess of 3,000 square feet.

Penthouse 23 to the side is approaching 1,000 square feet and offers an open plan living / dining / kitchen area, 3 double bedrooms and 3 bathrooms, 2 of which are en suite. A west facing balcony offers partial sea and sunset views.

Neighbouring Penthouse 24 to the front is a little over 2,000 square feet with a separate kitchen opening to a living / dining area. There are 3 double bedrooms, all en suite and one of which sits on its own level. Balconies to the south and east offer magnificent views.

Number 23 has one allocated parking space and 24 has two along with a vast, secure private store (think multiple paddleboards, bikes, kayaks and very much more).

Whether combined as one showstopping apartment or retained as separate, but adjacent units this is a marvellous opportunity to acquire the whole top floor of this beautiful concierge serviced building conveniently located above some of the areas finest beaches.

- Alum Chine Beach location
- 2 adjacent penthouses
- Approx. 3,000 sq ft combined
- 6 double beds combined
- 6 baths (5 en suite) combined
- 3 secure parking spaces
- Huge, secure private store
- Share of freehold
- Concierge serviced development
- Fabulous sea views

Guide Price:

£2,645,000

Stamp Duty:

Main Home £216,150*

Additional Home £295,500*

(*based on guide price)

Tenure:

Leasehold & Share of Freehold

Lease Length:

999 years from 29/10/19

Maintenance:

£13,524pa

Ground rent currently: TBC**

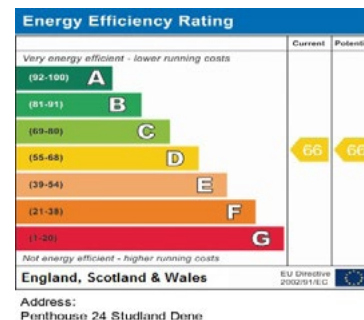
** Ground rents can increase over time and advice should always be sort by your solicitor before exchange of contracts

Council Tax:

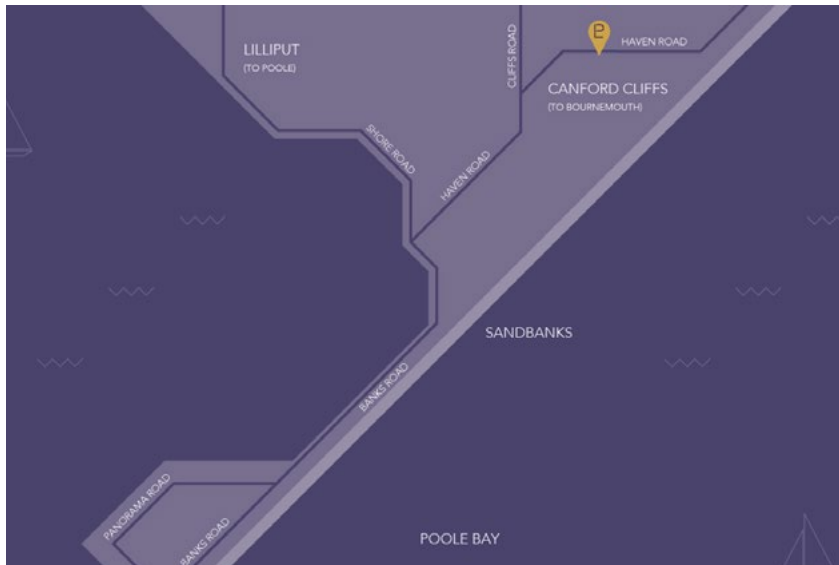
Band G

(2020/2021 £3,026.49)

Energy Performance Certificate:



Get in Touch....



IN PERSON:

We are located at 15 Haven Road, Canford Cliffs, Poole, BH13 7LF. We would love to see you for a cup of tea or coffee.

BY PHONE:

01202 007373

BY EMAIL:

info@luxuryandprestige.co.uk

PROPERTY REF:

0497



IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

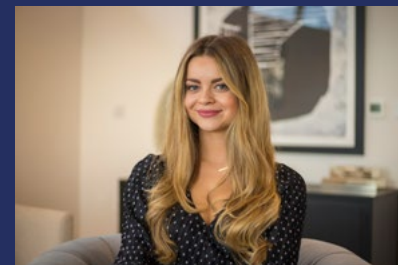


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