



Apartment 2 Alum Chine View

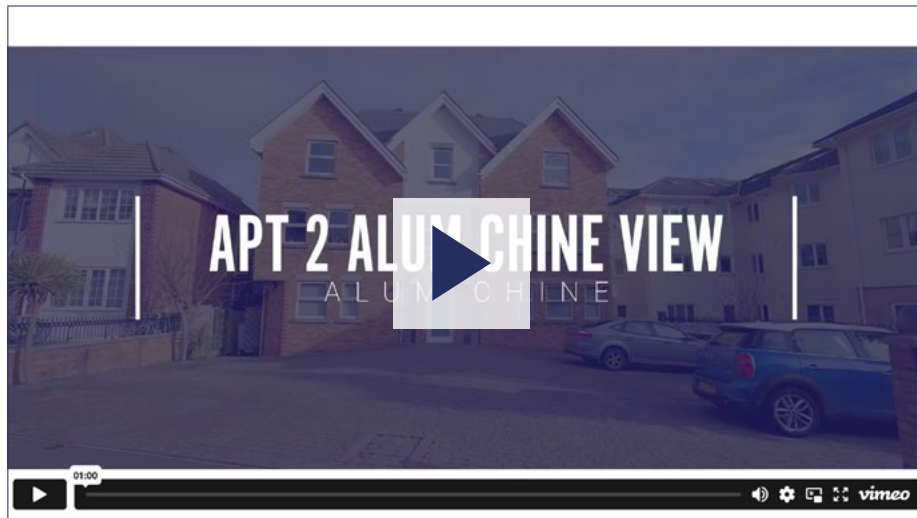
12 Studland Road, Alum Chine, Bournemouth, BH4 8JA



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

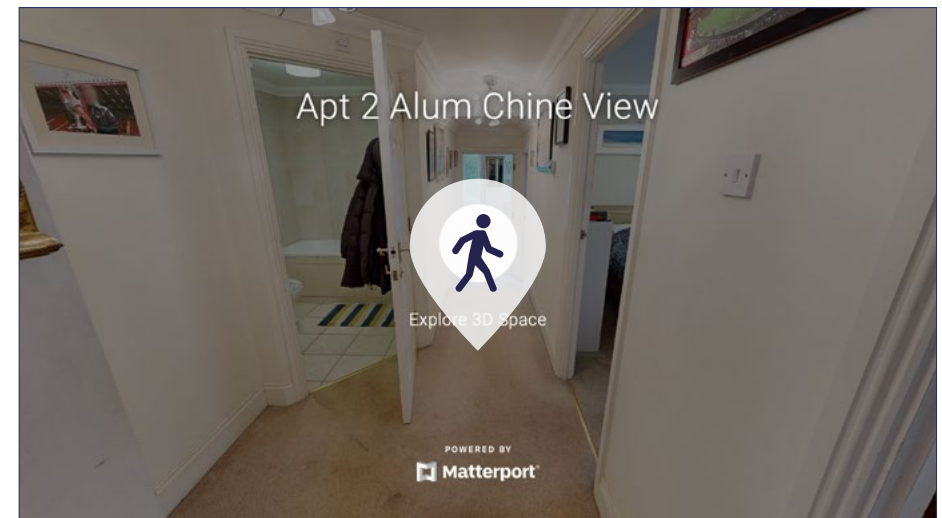
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo



Simply click on the thumbnail above 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.

Matterport™



It is situated literally moments from the beach at Alum Chine.



There is a generously sized living room with feature fireplace.



The layout is flexible and opens onto the gardens via the conservatory.

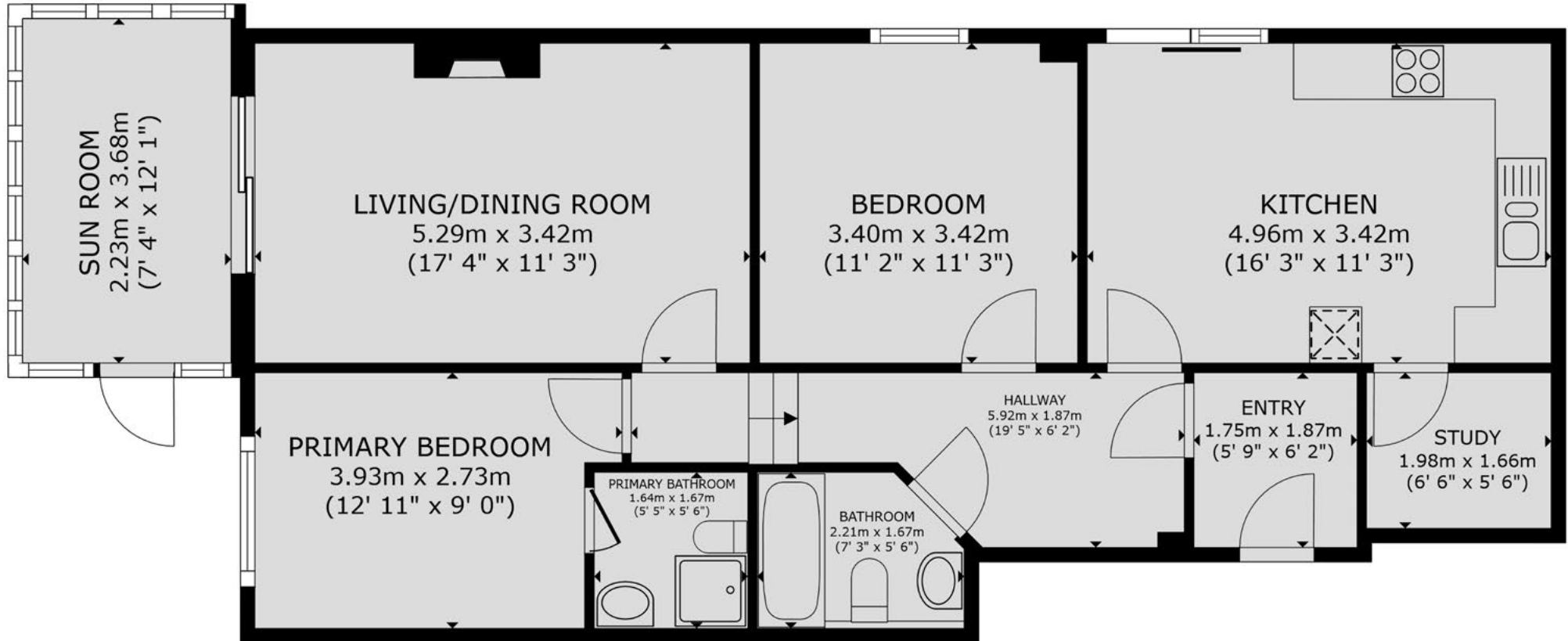


There are two bedrooms and two bathrooms (one en suite).



It has access to the gardens and a path that leads to the Chine and beach.

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GROSS INTERNAL AREA
TOTAL 967 sq. ft, 90 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

A wonderful two double bedroom, share of freehold apartment backing onto Alum Chine within walking distance of the wonderful Blue Flag beaches of Alum Chine, Branksome Dene and further on to Sandbanks.

There are two double bedrooms, one with en suite and a further separate family bathroom. The kitchen breakfast room is a good size with ample space for a dining table and has sliding doors to the outside. From the kitchen there is a fitted study/work/utility area. From the living room there is a conservatory with access to the garden and partial seasonal glimpses to the sea. A gate from the garden has steps and a path leading down onto Alum Chine which in turn leads to the beach. This is an ideal holiday home for someone looking for the beach almost on their doorstep. It is also pet friendly (subject to license).

- Approx. 5 mins walk to Blue Flag beaches
- Two double bedrooms
- Bathroom and en-suite
- Sitting room
- Gas heating system and double glazing
- Ground floor apartment backing onto Alum Chine
- Conservatory with seasonal glimpses of the sea
- Parking space
- Communal garden
- Pet friendly block

Details

Guide Price: £399,950

Tenure: Leasehold

Lease Length: 125 years from 01/01/2002

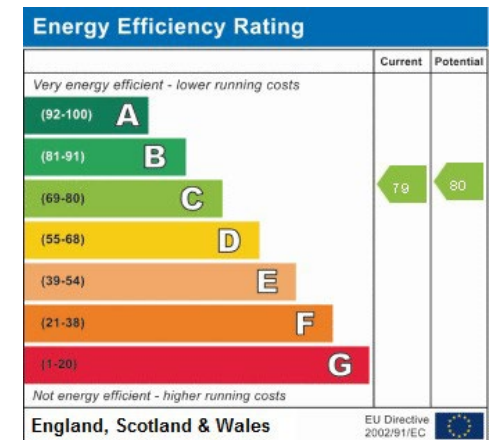
Maintenance: TBA

Ground Rent: TBA*
* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £7,497**
Additional Home £19,496**
** based on guide price

Council Tax: Band D
2023/2024 £2,048.24pa

EPC:



Address:
Apt 2 Alum Chine BH 0



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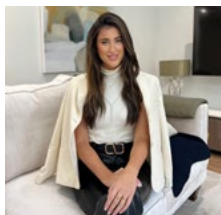
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Property Ref: 0930



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.