



Apartment 1 Pineridge

17 Rosemount Road, Alum Chine, Bournemouth, Dorset, BH4 8HB



LUXURY &
PRESTIGE
Exclusive Properties



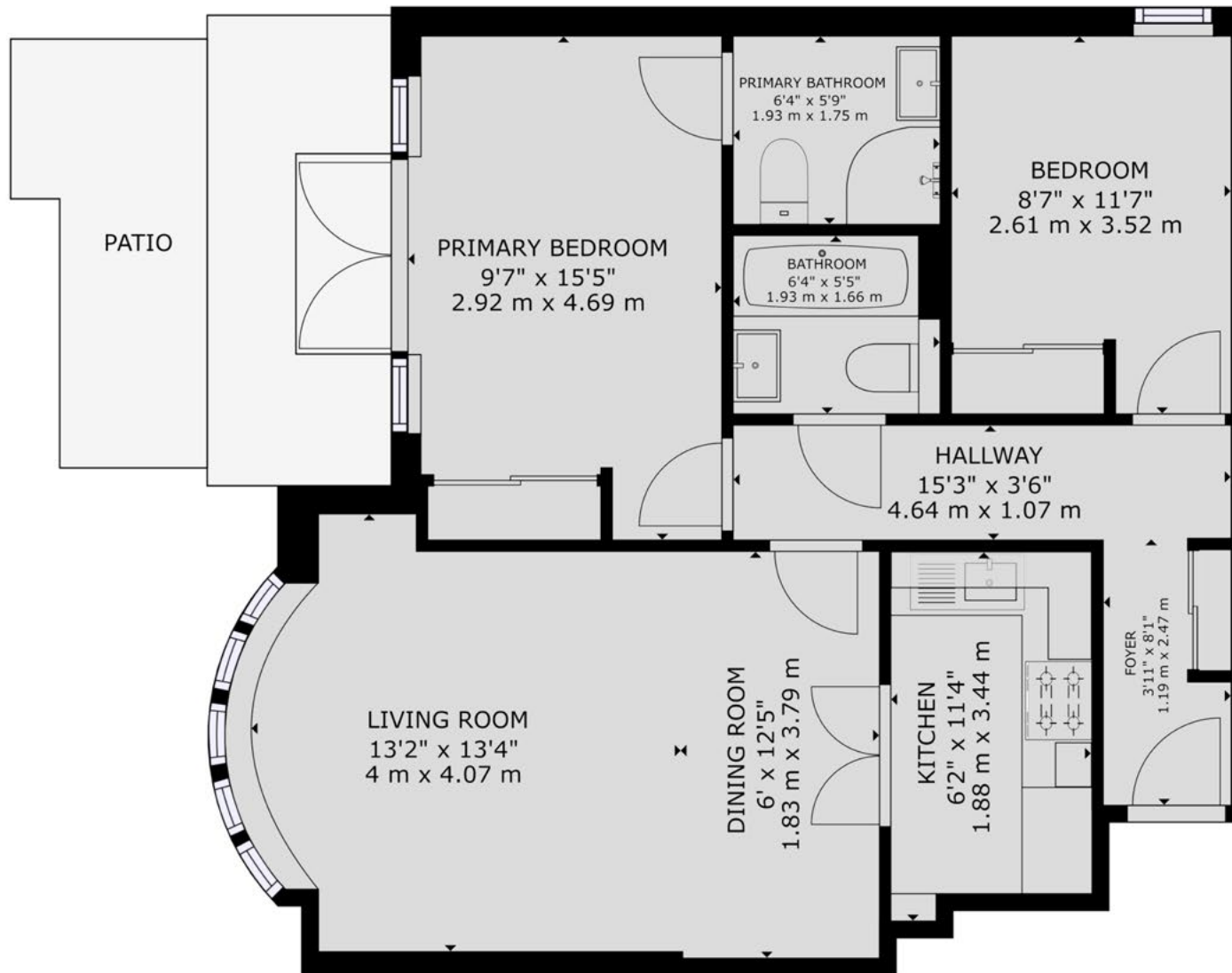








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GROSS INTERNAL AREA

APARTMENT: 744 sq. ft, 69 m²

PATIO: 147 sq. ft, 14 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

Pineridge is tucked away at the end of Rosemount Road directly adjacent to Alum Chine and connecting footpath. Beautiful beaches are barely 0.5 miles away at the end of a picturesque woodland stroll and the village of Westbourne with its array of shops, boutiques and brasseries is around 0.6 miles in the other direction.

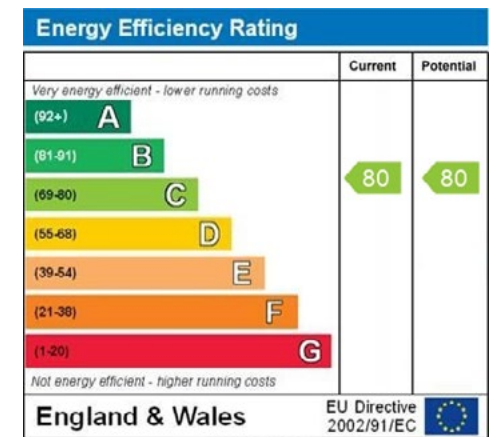
Apartment 1, located on the ground floor, is bright and appealing with two bedrooms, two bathrooms and a fantastic private sun terrace. The luxury specification includes gas fired central heating as well as electric under floor heating in the bathrooms and kitchen. The separate Kitchen is stylish, well equipped and includes a range of integrated appliances. This small purpose built apartment block was completed in around 2009 by a reputable local developer and is well maintained. Apartment 1 benefits from a parking space with an EV charging point in the secure underground car park as well as a private store cupboard located in the area with the communal bike store. Naturally, there is a lift which connects to all floors including the basement. This beautiful apartment could be an ideal second or main home and there is no forward chain.

- Close to local beaches
- Quiet cul-de-sac
- Close to Westbourne
- Great lifestyle location
- EV charging point
- Semi open-plan living
- Two bedrooms, two bathrooms
- Share of freehold
- Secure underground parking
- Bike store & private store cupboard

Details

Guide Price:	Offers Over £395,000
Tenure:	Leasehold & Share Freehold
Lease Length:	999 years from 01/01/2007
Maintenance:	£2,160pa
Ground Rent:	A peppercorn * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £7,250** Additional Home £19,100** ** based on guide price
Council Tax:	Band D 2024/2025 £2,147.75pa

EPC:





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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.