



£440,000

9 Sandbourne Road, Bournemouth, BH4 8JR



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### Main description

Viewpoint is a development set in extensive grounds with a communal heated swimming pool and a gate providing direct access to the promenade and award winning beaches. The popular and vibrant Westbourne Village is just a mile away with its variety of boutiques, restaurants, coffee shops and wine bars.

Extremely well presented and spacious two double bedroom first floor apartment situated in the popular and sought after area of Alum Chine. The property benefits from well planned accommodation, sylvan views and a large south facing balcony.

The property is accessed via the communal entrance with well presented communal hallways where there is a lift and stairs to all floors. A private front door leads into the welcoming entrance hall which houses a storage cupboard, guest WC. and doors to all principle rooms.

The spacious living/dining room is bright and airy with ample space for a dining table and chairs, sliding doors lead out to the generous balcony which has views across the lush green communal grounds and pool. Double doors open onto the modern and well fitted kitchen which has a range of fitted base and eye level units with work top over. Integrated appliance include fridge/freezer, washing machine, dishwasher, electric oven and combination oven.

There are two generous double bedrooms each having their own en-suite shower/bathroom with the principle bedroom having a range of stylish fitted wardrobes and bedroom two a good size fitted double wardrobe.

Other benefits of this superb apartment include gas central heating, double glazing and ample visitor parking.

### Tenure

Share of Freehold: from 19/06/2017 to 24/06/2974

Service Charge: £3156.44 per annum includes contribution to sinking fund and BI



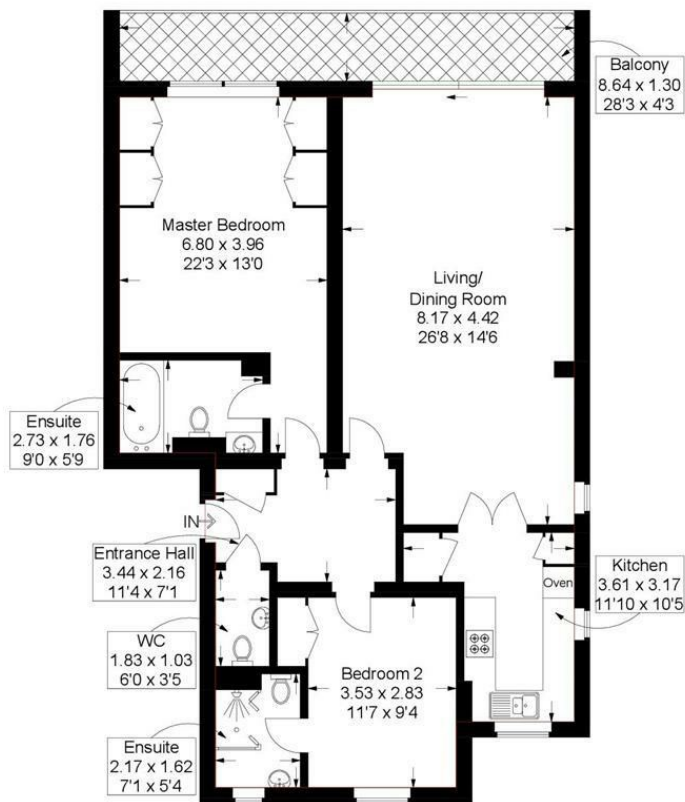
### FEATURES & SPECIFICATIONS

- Large South Facing Balcony
- Exclusive Development
- Communal Heated Swimming Pool
- Large Lounge/Diner
- Modern Fitted Kitchen
- Two Double Bedrooms
- Two En-suites Plus Separate WC
- Secure Underground Parking
- Passenger Lift
- Share Of Freehold



# Viewpoint, Sandbourne Road, Bournemouth

Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		81	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(05-00) D			
(30-54) E			
(21-30) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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