



## Flat 16 Ashdown, 1 Chine Crescent Road

West Cliff, Bournemouth, BH2 5LJ

**Guide price £335,000**



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This fifth floor apartment is situated within walking distance of Durley Chine beach, Westbourne high street and Bournemouth town centre. The block is accessed via secure intercom system with stairs and a serviced lift leading to all floors. Upon entry to the apartment is a spacious entrance hall with doors leading to all rooms along with a storage cupboard and a separate airing cupboard. The feature of the apartment is the large lounge/diner with sliding patio doors that leads on to an enclosed south facing balcony with glimpses of the sea. The modern kitchen has a range of wall and base units with work surface over and benefits from integrated appliances which include an oven, electric hob and extractor fan and dishwasher. There is space for further appliances such as a washing machine and fridge/freezer. There are three bedrooms two of which are double rooms and benefit from built in wardrobes. The shower room/wet room benefits from a shower with glass shower screen, wash hand basin with built in vanity unit, WC and towel rail.

Further benefits to the property include UPVC double glazing with most windows 'tilt and turn', electric storage heating throughout and a secure under ground parking space. There is also additional residents parking on a first come, first serve basis. There are well maintained communal grounds on all sides of the block. The property is offered with no forward chain.

Tenure: Share of Freehold  
Approx. lease remaining: 989 years  
Approx. 2024 Service Charge: £815.00 per quarter (£3260.00 per annum)

Council Tax Band: D

The property is located within walking distance of Durley Chine beach, Bournemouth town centre and Westbourne high street. Local transport links including bus routes are close by. Bournemouth train station is just over 2 miles away.

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## Road Map



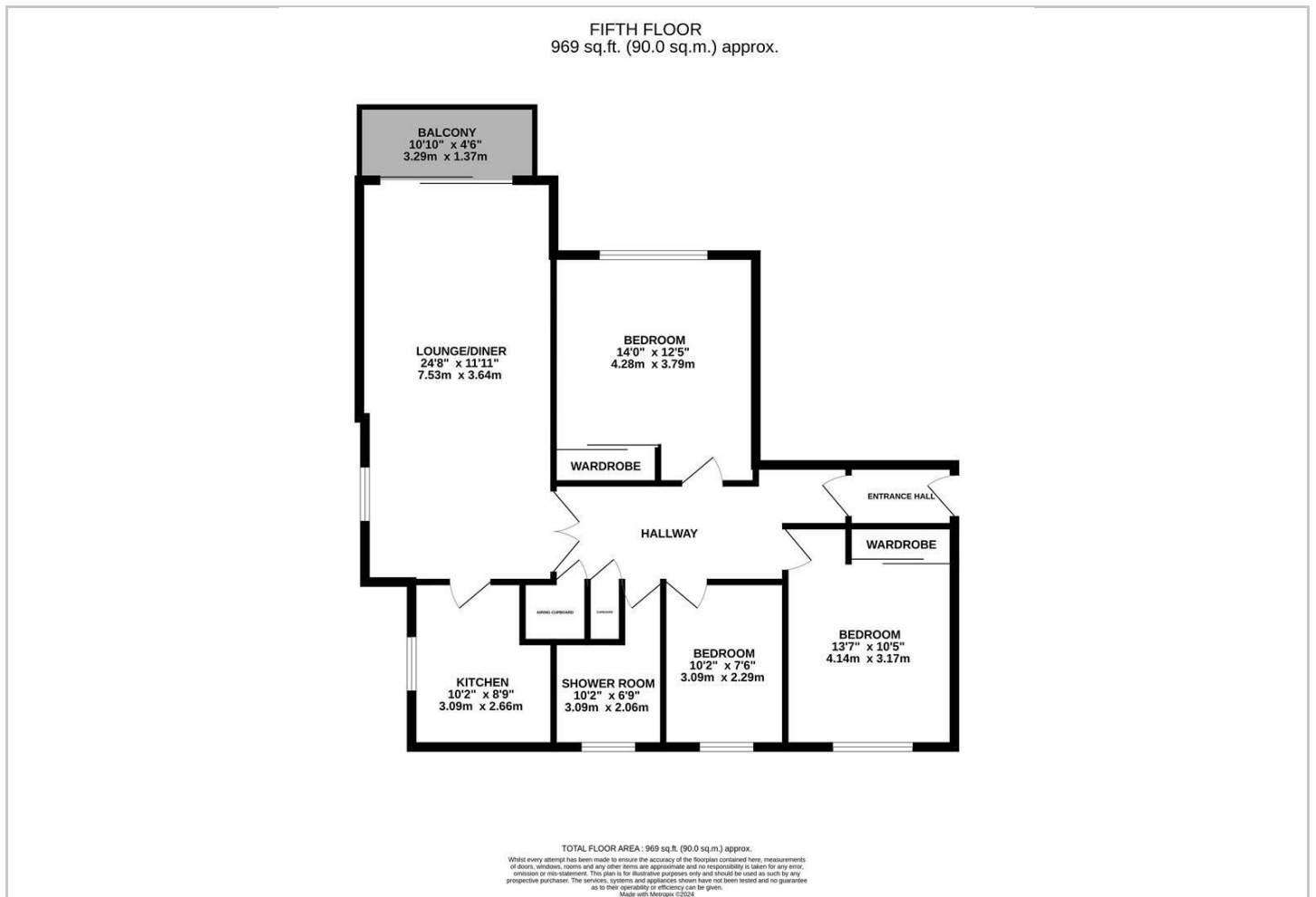
## Hybrid Map



## Terrain Map



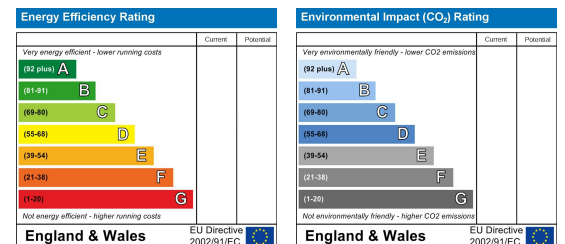
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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