



5a Beaulieu Road, Alum Chine, Bournemouth, BH4 8HY



A spacious ground floor garden apartment situated just moments from Alum Chine Park and beaches.

- Cash buyers only
- One double bedroom
- Private garden backing onto the Chine
- Spacious living area
- Modern kitchen and bathroom
- Gas fired central heating
- Great BTL opportunity
- Option to continue with current tenant
- Short walk to 'blue flag' beaches
- No onward chain

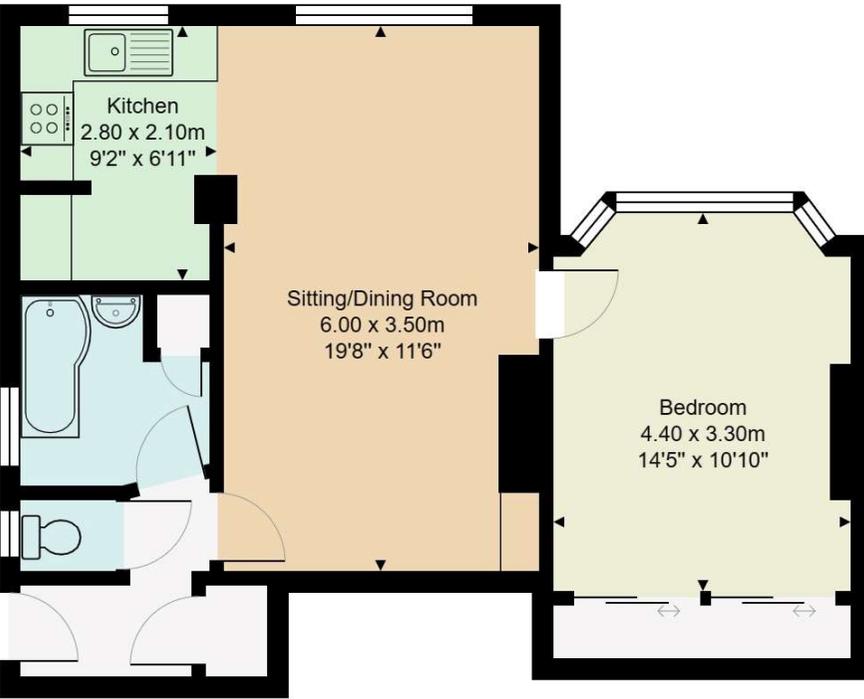
GUIDE PRICE:

£175,000 (leasehold)

EPC RATING:

Band - D





Total Area: 50.0 m² ... 538 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

THE PROPERTY

This spacious ground floor apartment comes with its own private garden, enjoying a delightful position backing directly onto Alum Chine woodland. The fantastic location is another attraction of the property, situated just a short walk to Alum Chine suspension bridge, woodland, and the renowned, blue flag sandy beaches along Poole Bay. Westbourne is a thriving village located less than a mile away offering a broad range of independent shops and amenities together with larger chain such as M&S Foodhall.

Due to the lease length the property is only suitable for cash buyers. The asking price has been significantly reduced to reflect the anticipated costs of renewal.

The accommodation briefly comprises; its own private front door leading to the entrance hall where there is a fitted store cupboard.

The light and spacious living area has an open plan layout with a sitting and dining area together with a kitchen which offers a range of base and eye level units with a fitted oven and hob. There is space for a fridge/freezer and washing machine.

The generous double bedroom has a bay window and fitted wardrobes with sliding doors. The bathroom has a two-piece suite including a bath with show over and there is a separate cloakroom with wc.

Outside, behind the property is a private garden with patio terrace, lawn and decked seating area all bound by mature planted borders and fencing.

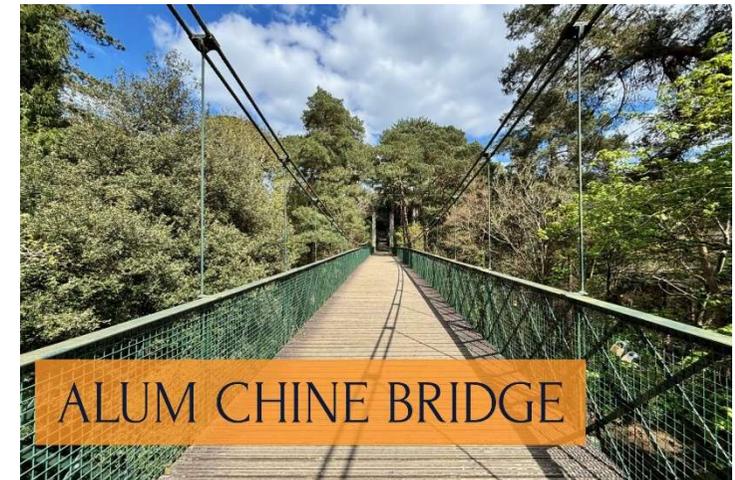
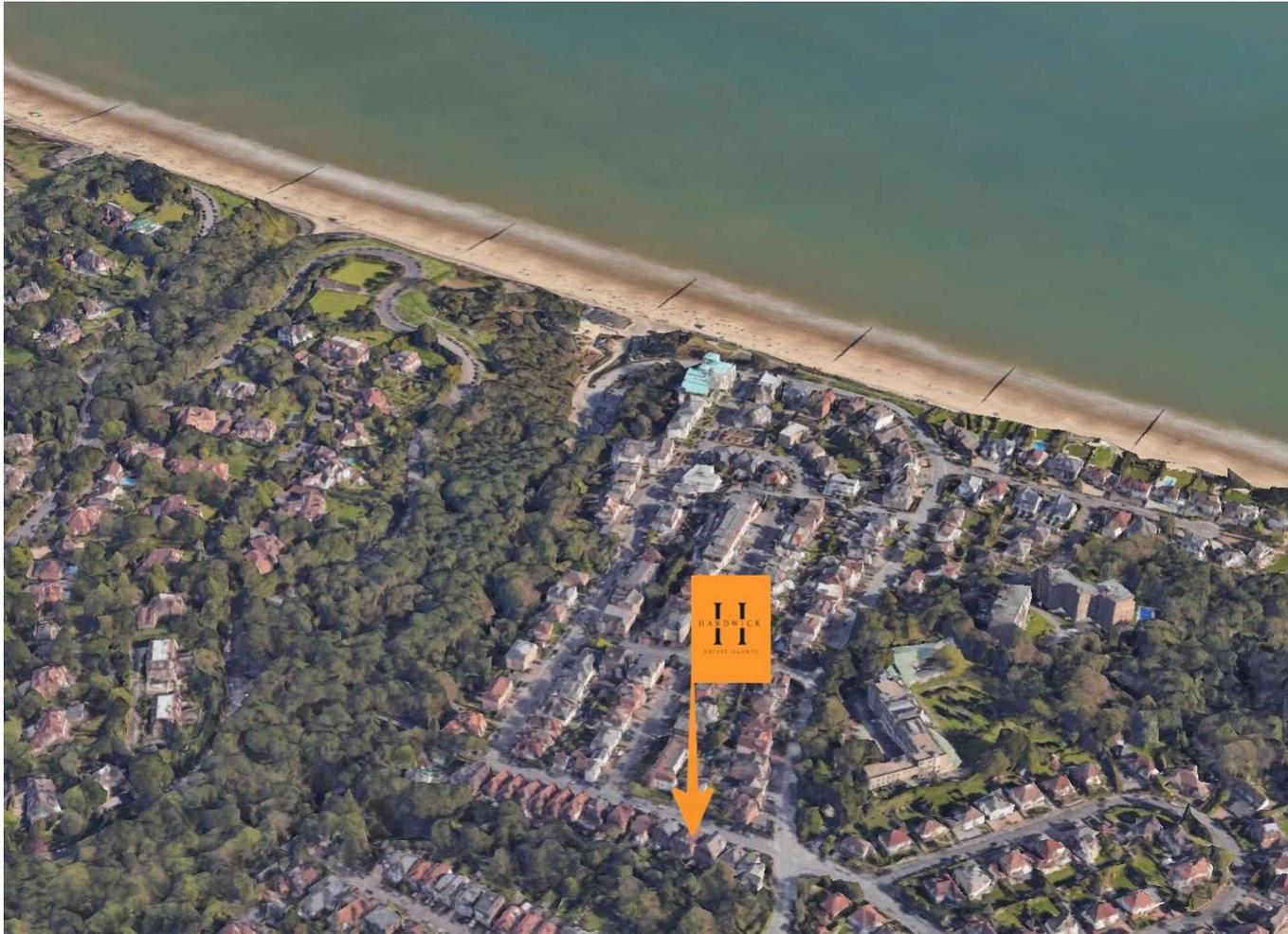
ADDITIONAL INFORMATION

Council tax – B.

Tenure – Leasehold. 99 years from 07/01/1988, 62 years remaining.

Ground rent - peppercorn.

Service charge – 25% of costs shared with neighbours on as and when basis. £173.52 for annual building insurance Dec 23 – Dec 24



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk