



FFF

Herbert Road | Alum Chine | Bournemouth | BH4 8HD

£1,145 PCM



**QSALES &
LETTINGS**

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Located in Alum Chine, Westbourne, this two double bedroom first floor flat on Herbert Road offers a perfect blend of comfort and convenience. The property boasts a spacious layout, featuring a large lounge that seamlessly integrates with a recently installed kitchen/diner, making it an ideal space.

The main double bedroom is complete with an ensuite shower room, as well as a second double bedroom ensures space for family or guests.

The property also benefits from a family bathroom, equipped with a shower over the bath.

This flat benefits from gas central heating and is double glazed throughout

Additional features include hallway storage, which is always a welcome convenience, and the luxury of a private garden.

Parking is made easy with on-street options available, as well as a garage, providing secure storage for your vehicle.

As well as easy access to Bournemouth, Poole, and the stunning local beaches, making it an ideal choice for those who appreciate coastal living.

In summary, this well-appointed flat in a sought-after area presents an excellent opportunity for anyone looking to enjoy the vibrant lifestyle that Westbourne has to offer.

EPC: D

Council Tax Band: B

Available now, please call 01202 283654 to arrange a viewing.



- Two double bedroom first floor flat located in Westbourne
- Recently installed kitchen
- Spacious kitchen/longue/diner
- Family bathroom with shower over the bath
- Master bedroom with ensuite shower room.
- Private rear garden, as well as separate garage
- Garage and street parking
- EPC: D
- Council Tax Band: B
- Available now, please call 01202 283654 to arrange a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	