



## Flat 12

70-72 Alumhurst Road | | Bournemouth | BH4 8EX

**£1,100 PCM**

Anglotown   
RESIDENTIAL LETTINGS & SALES



# Flat 12

70-72 Alumhurst Road |  
Bournemouth | BH4 8EX  
£1,100 PCM

Situated in the highly desirable Alum Chine area, this appealing top-floor fully furnished flat combines modern convenience with a relaxed lifestyle.

The property features a well-proportioned double bedroom along with a second single bedroom, ideal for use as a guest room, nursery, or home office. The highlight of the flat is the generous open-plan space, thoughtfully designed to incorporate the kitchen, living, and study areas. This bright, versatile layout creates an inviting environment ideal for day-to-day living, working from home, or entertaining guests. Additional benefits include a large family bathroom, gas fired central heating, entry phone system and an allocated off-street parking space.

Perfectly positioned close to Alum Chine's beautiful sandy beach, as well as local cafés, amenities, and scenic woodland walks, this property offers an excellent opportunity for anyone seeking a contemporary home in a prime coastal setting.

- Two bedroom top floor flat
- Fully Furnished
- Open plan Living space
- Close to the Alum Cine beach
- Allocated off street parking space
- Gas central heating
- Excellent condition throughout
- Council Tax C
- EPC B
- Available immediately



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

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