



Crescent Court, Chine Crescent, Durley Chine BH2 5LA

£225,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS





## KEY FEATURES

- Moments from Durley Chine & Short Walk to Beach
- Elevated Ground Floor Two Double Bedroom Apartment
- Purpose Built Development
- All Owner Occupied - No Letting Permitted
- Apartment Newly Modernised Throughout
- Spacious Living Room Leading to Balcony
- Impressive Kitchen with Integrated Appliances
- Shower Room & Separate WC
- Share of Freehold
- Near Town Centre Shops, Cafes, Restaurants & Facilities





## A SPACIOUS TWO DOUBLE BEDROOM APARTMENT, NEWLY MODERNISED THROUGHOUT & SITUATED JUST MOMENTS FROM DURLEY CHINE

Crescent Court is a purpose built development, ideally located in a leafy setting just moments from the head of Durley Chine, leading down to the many miles of sandy beaches below. You are also conveniently positioned for shops, cafes, restaurants and facilities of both Bournemouth town centre and Westbourne. All residents of Crescent Court are owner occupiers as no letting is permitted within the development.

The apartment is set on the elevated ground floor of the building and has been newly modernised throughout. The spacious entrance hall leads through to an expansive living room. A door from the living room opens to the balcony, overlooking the communal grounds. There is also an impressive kitchen with integrated appliances and an array of base and eye level fitted units. From the entrance hall you will also find two generously sized double bedrooms, as well as a shower room and separate WC.

Crescent Court is set between Chine Crescent and Durley Chine Road South, with unrestricted on road parking available on both roads. The property further benefits from newly upgraded heating, hot water and electrical fittings, as well as a share of freehold.

The apartment is offered for sale with vacant possession and no forward chain, and is now ready to welcome new owners to enjoy all that it has to offer and make the most of its exceptional location.







## ADDITIONAL INFORMATION

### Dimensions

Please refer to floorplan

### Tenure

Share of Freehold

### Ground Rent

Nil

### Maintenance

£3,294 to include maintenance, building insurance & water rates

### Council Tax

Band (BCP Council)

### Letting

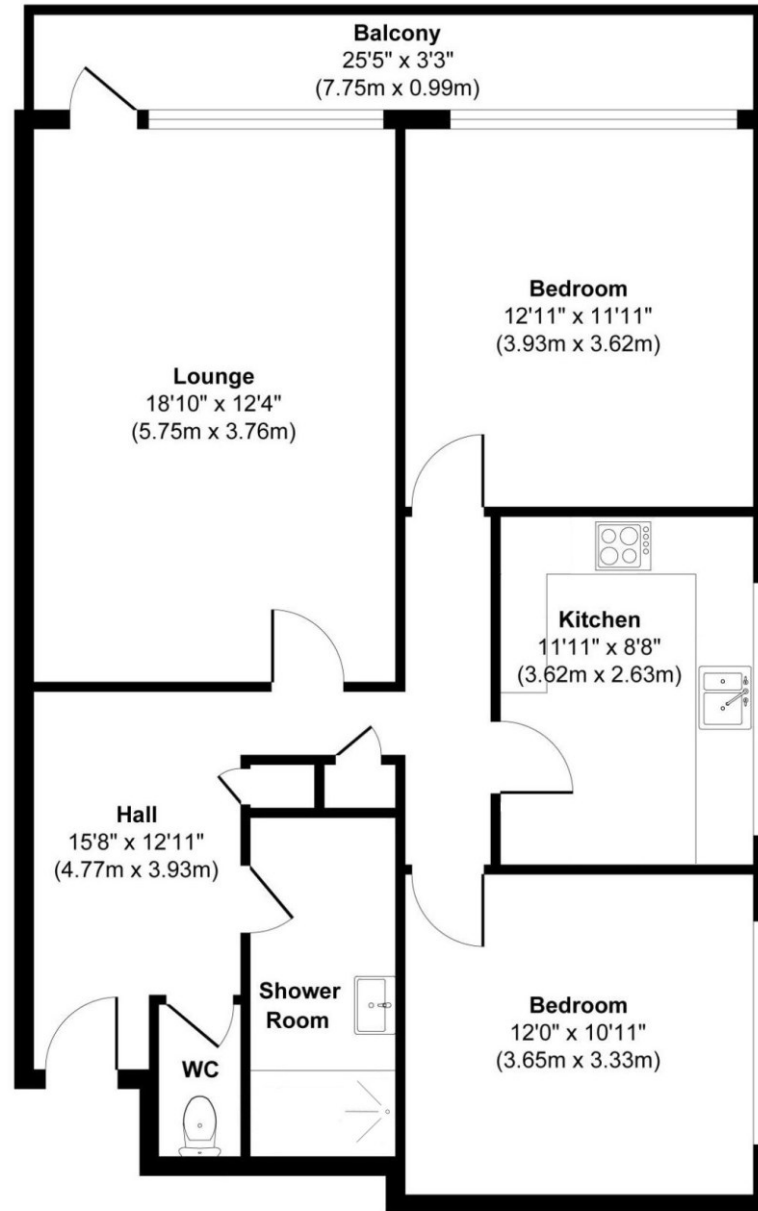
Please note, letting is not permitted within Crescent Court



# FLOORPLAN

## Ground Floor

Approx. Gross Internal Floor Area  
862 sq. ft / 80.17 sq. m







## Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR  
 01202 80 50 90 ▪ hello@mollaro.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Registered in England & Wales Company No. 14891790. PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.