



Crescent Court, Chine Crescent, Durley Chine BH2 5LA
£260,000

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

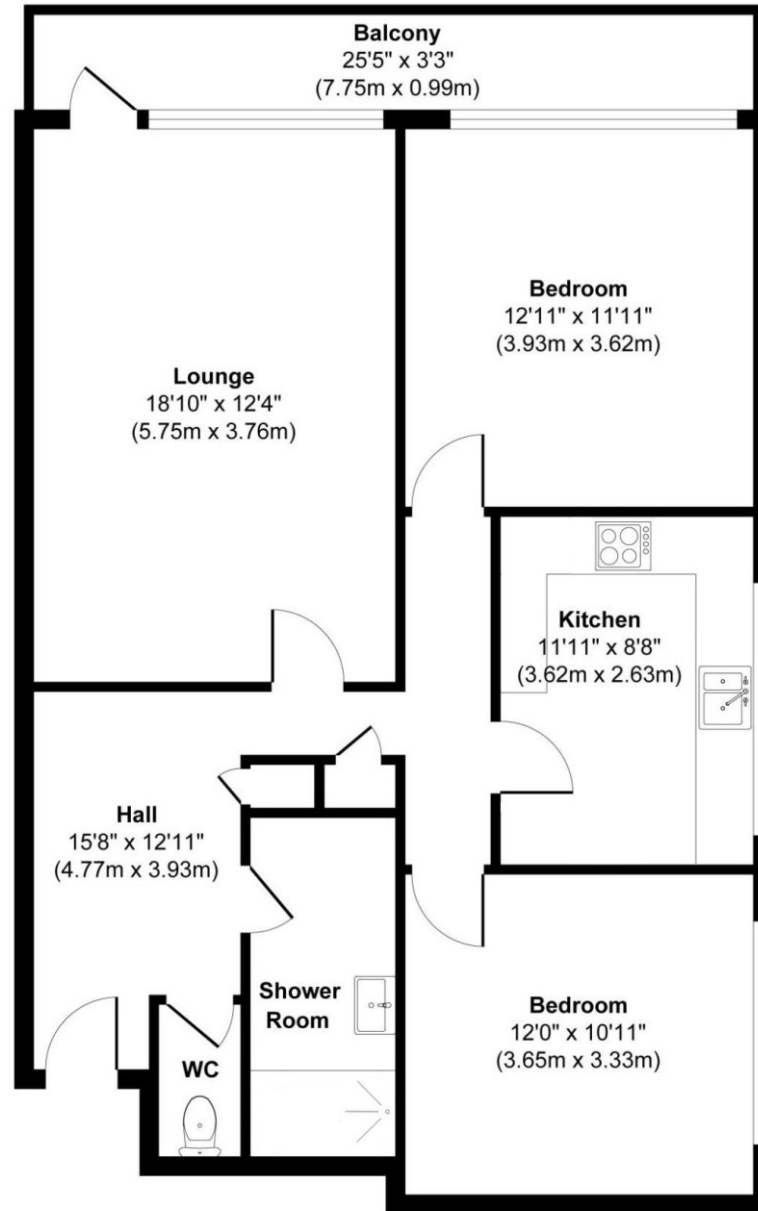
Please note, letting is not permitted within Crescent Court



FLOORPLAN

Ground Floor

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







Viewing by Appointment Through the Vendor's Sole Agent

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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	

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