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Flat 9, Burnaby Court, 37 Burnaby Road,
Alum Chine, Bournemouth BH4 8JG

ASKING PRICE £250,000



Burnaby Court is situated within walking distance of popular Westbourne village offering a range of boutique shops, cafes and restaurants as well as benefitting from a stunning Victorian shopping arcade.

Alum Chine beach is just a short walk away, enabling you to enjoy miles of award-winning, sandy beaches. Bournemouth town centre is also within easy reach offering mainstream shopping and leisure facilities.



Share of Freehold

Lease: 999 years from
29.09.2013
(988 years remaining)

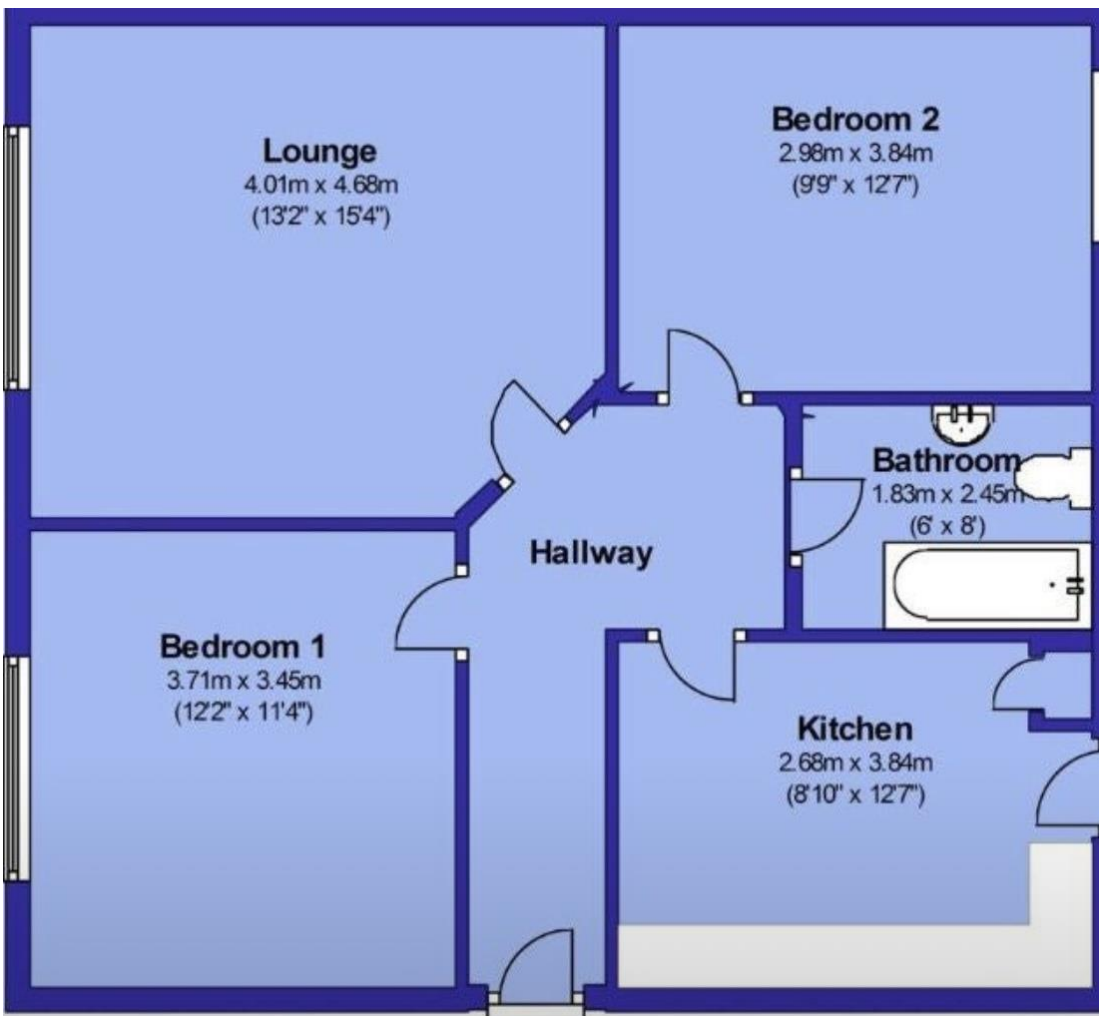
Service Charge: £630 per
half year
(£1,260 per annum)

Council Tax: Band 'C'

AST Lets permitted
No Holiday Lets
No Pets

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The first floor apartment can be entered via a communal hallway and stairs at the front or via a few steps and its own entrance to the rear.

The living/dining room is a generous size overlooking the front aspect offering plenty of space for comfy seating and dining table and chairs.

The kitchen has a modern, matching range of cupboards at base and eye level, plenty of work surface, breakfast bar and inset sink. An induction hob, with extractor hood above and eye level oven and grill are all integrated along with an upright fridge/freezer. Space and plumbing are available for a washing machine. A door from the kitchen opens onto a private balcony with rear access.

Both bedrooms are generous double rooms with large windows offering a 'bright and airy' feel.

The bathroom has a matching three piece suite comprising a bath with shower attachment, wash hand basin and wc.

The apartment is situated in a purpose-built block, set within well maintained grounds, and benefits from dual access on the ground floor to the front and rear of the property.

Offered chain free, this apartment would make the ideal investment purchase as a buy to let with wonderful tenants in situ, currently paying £1,350 per calendar month or a first time buy.





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