



**Warren Road Alum Chine BH4 8EZ**

**£370,000 ShareOfFreehold**







Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.

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PROTECTED



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343 Wimborne Road  
Bournemouth, BH9 2AD



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Adams Property Agents are delighted to offer for sale this immaculately presented spacious & modern 2 double bedroom raised ground floor flat situated nestled in the sought-after Alum Chine area with views directly over the chine. Ideally located just a short walk from the golden sands of Alum Chine beach and vibrant shops, cafés and restaurants of Westbourne, the property also enjoys views over the picturesque Chine itself.

This flat benefits from 2 double bedrooms, spacious lounge/diner with large dual aspect windows that frame the green outlook, access to balcony, separate kitchen/breakfast room, family bathroom plus en-suite shower room, two storage cupboards, GCH, double glazing. The kitchen features integrated dishwasher and washing machine and plenty of storage.

Additional features include secure underground parking for 1 car with a spacious storage cupboard, well-maintained communal gardens and secure entry.

The Bournemouth Wessex Way is only a minutes away and gives direct access to the M27 motorway with London just 2 hours commute.

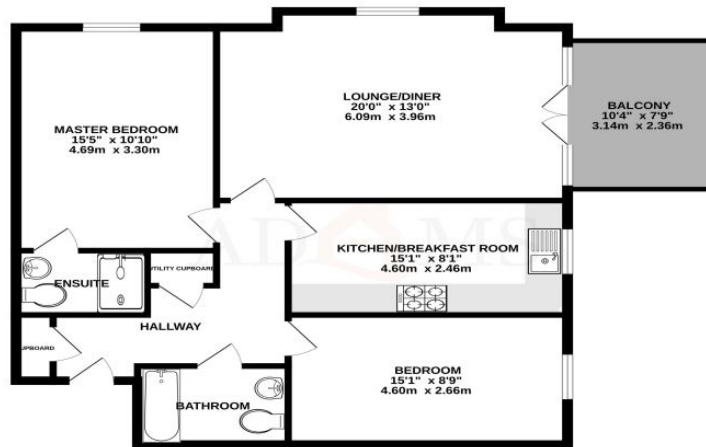
Early viewing is highly recommended to appreciate the location, space and lifestyle on offer.

Tenure: Share of Freehold (986 Years left on Lease)

We have been advised that Service Charge is c. £2,293 per annum

AGENTS NOTE: Under the Property Misdescriptions Act 1991, these details are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Adams Property Agents give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Adams Property Agents has authority to make or give any representation or warranty.

GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA: 846 sq. ft. (78.6 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be used as a substitute for a professional survey. The floorplan is for information only and should not be used for any other purpose. The floorplan is not intended to be used as a substitute for a professional survey. The floorplan is for information only and should not be used for any other purpose.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B	80	80
(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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