



Lyndon Gate
4 Chine Crescent Road
Bournemouth BH2 5LW

A stunning two-bedroom, two bathroom third floor
Penthouse Style apartment in a superb location just minutes
from the sea front.

£349,000

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Albury & Hall are delighted to be offering this stunning, bright & airy Penthouse style two-bedroom, two-bathroom third (top) floor apartment in this popular development.

The property is an excellent size with a host of features and is just minutes from the Blue flag award winning sandy bathing beaches at Durley Chine.

Within easy reach is Westbourne Village with its superb array of bars, restaurants and cafes alongside a selection of exclusive boutiques in addition to the usual range of High street facilities including Marks & Spencer Food Hall. Approximately three quarters of a mile away in the other direction Bournemouth town centre can be found with its wide range of shopping, leisure and entertainment facilities. There are also excellent transport links providing easy access by road and rail to Southampton and London plus a main bus route running along West Cliff Road.

Carpeted communal hallways with lift and stairs lead to the third (top) floor where the front door opens into the spacious entrance hall with three large storage cupboards along with loft access. A square arch leads into the beautiful lounge/dining room with patio door out onto the **SOUTH FACING BALCONY**. The contemporary kitchen/breakfast room is a lovely size with appliances including five ring gas hob with extractor above, eye level double oven, integrated dishwasher, washing machine and fridge/freezer plus space for table and chairs. The master bedroom is a large double room with fitted wardrobes and a door through to the superb ensuite shower room which has a tiled floor and fully tiled walls with three-piece suite, ladder style heated towel rail and fitted mirror/light The guest bedroom is also a good size double room Finally, the family bathroom which is also ultramodern with a tiled floor and fully tiled walls, three piece suite along with mirror/light with shaver point and a ladder style heated towel rail.

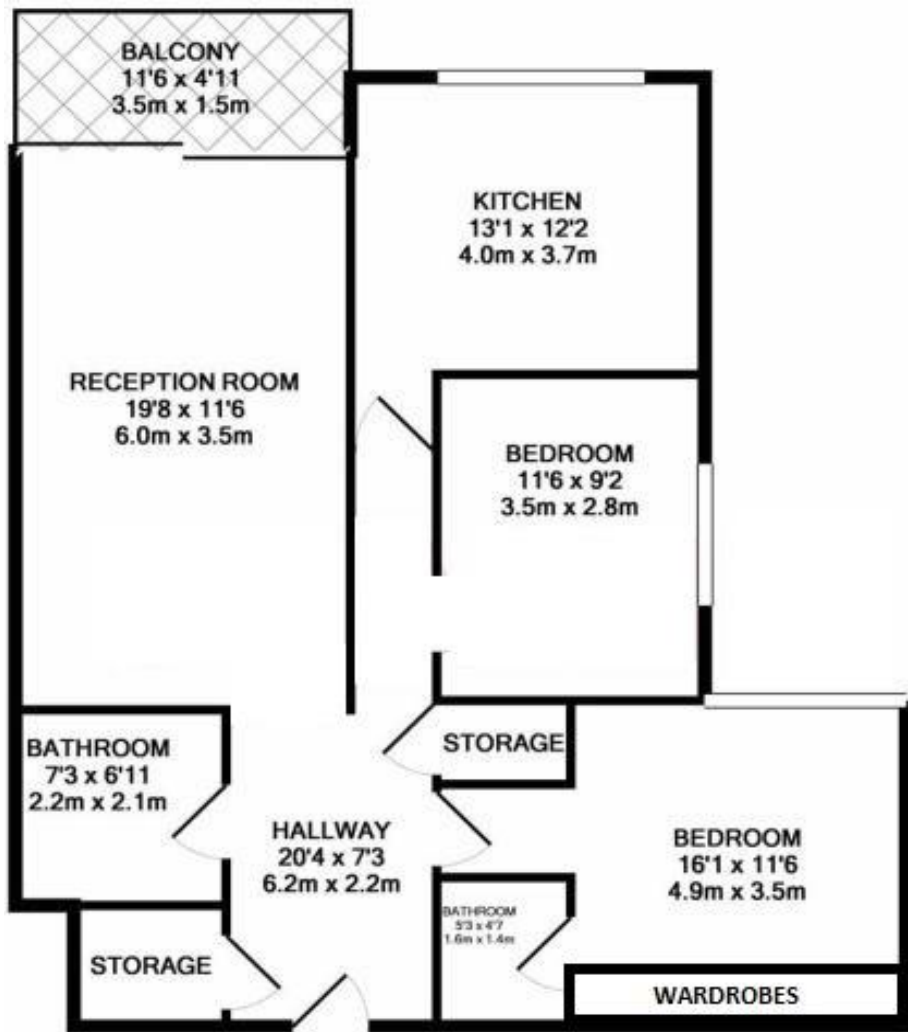
The property has several features including a single garage, parking for visitors, immaculate communal grounds, UPVC double glazing, gas central heating, entry phone security system, loft access, pitched roof and exceptional presentation throughout

Tenure: Share in the freehold with remainder of a 999-year lease from 2007.

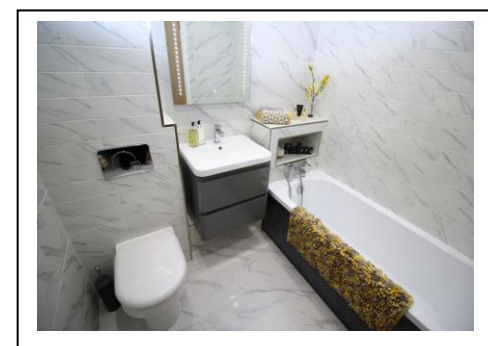
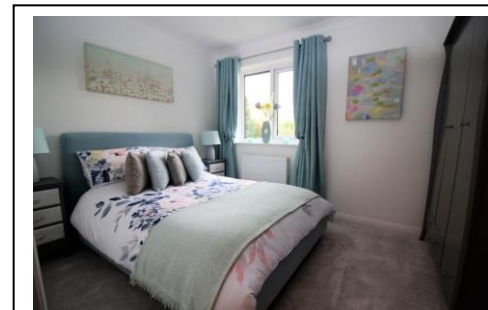
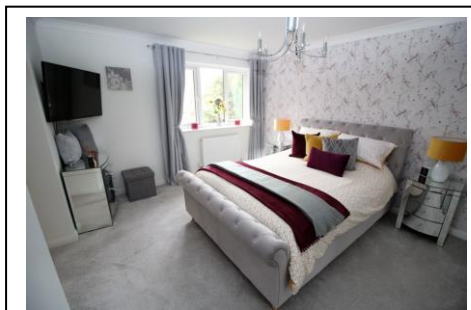
Maintenance: Approximately £900.00 per half year.

Council Tax: BAND E

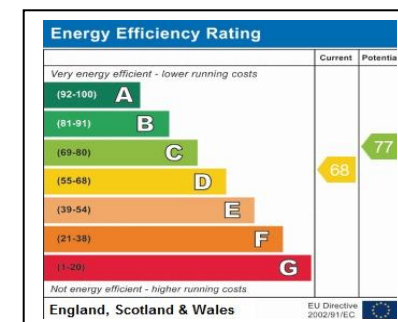




This plan is NOT to scale & is for guidance purposes only



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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.

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