



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA INCLUDING BALCONY  
127 square metres/127m<sup>2</sup> (1,369.20 sq ft)

Floor Plan

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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## Flat 21, Conifers 1 The Avenue, BRANKSOME PARK BH13 6BA

£420,000

### The Property

\*\*\*Pet Friendly Apartment\*\*\* Fantastic opportunity to acquire this beautifully appointed three bedroom apartment located in the heart of Westbourne, yards from the village. The home occupies a first floor position and affords exceptionally generous and impeccably presented accommodation with a whole host of benefits to include a spacious reception hallway, 21' lounge with access to the balcony, sizeable kitchen with full drop large window with ample space alongside for a breakfast/dining table, en-suite to master, shower room and a garage. This would make a wonderful holiday home or main home alike, viewing is highly recommended.

The property is well positioned for a level short walk across to the bustling village of Westbourne where you can enjoy a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks & Spencer food hall. Bus services which operate to surrounding areas are also readily available. Golden sandy beaches and promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other is also close to hand as are leafy walks through the Chines.

### AGENTS NOTE - PETS

Pets are permitted within the terms of the lease, subject to the usual consent.

### COMMUNAL ENTRANCE HALL

Approached via secure entry with stairs to the first floor - please note there is no lift.

### GENEROUS RECEPTION HALLWAY

22' 0" x 5' 7" (6.71m x 1.70m) widening to 9'0 Ample storage cupboards.

### LOUNGE

21' 0" x 11' 11" (6.40m x 3.63m) Rear aspect UPVC double glazed sliding patio doors to balcony, electric heater.

### BALCONY

Enjoying a pleasant outlook over the communal grounds.

### KITCHEN/DINING ROOM

21' 0" x 10' 2" (6.40m x 3.10m) A particular feature of the apartment is the light and airy kitchen/dining room which affords a full range of wall and base units with solid wood work tops, built-in electric oven and four point electric hob with extractor over, space and plumbing for washing machine, space for tall standing fridge/freezer, wine chiller, floor to ceiling rear aspect UPVC double glazed window, additional side aspect UPVC double glazed window, double opening doors to the lounge.

### BEDROOM ONE

13' 11" including wardrobe depth x 10' 6" (4.24m x 3.20m) Side aspect UPVC double glazed window, built-in wardrobes, electric radiator, door to en-suite.

### EN-SUITE SHOWER ROOM

Side aspect UPVC double glazed frosted window, low level w.c., wall mounted wash hand basin, shower cubicle, heated towel rail.

### BEDROOM TWO

13' 11" x including wardrobe depth x 12' 0" (4.24m x 3.66m) Side aspect UPVC double glazed window, range of fitted bedroom furniture.

### BEDROOM THREE

10' 3" x 8' 4" (3.12m x 2.54m) Side aspect UPVC double glazed window, electric heater.

### SHOWER ROOM

Side aspect UPVC double glazed frosted window, low level w.c, wash hand basin and shower cubicle. Heated towel rail.

### GARAGE

Located in a block.

### VISITOR PARKING

Parking is available subject to spaces being available.

### TENURE - LEASEHOLD

Length of Lease - 189 years with 135 years remaining

Maintenance - £1,544.64

### COUNCIL TAX - BAND D