



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

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Flat 1, 46 Ashton Court, Western Road, BRANKSOME PARK, Dorset BH13 6EU

£285,000

The Property

Located in the sought after area of Branksome Park is this two bedroom apartment positioned on the ground floor with pleasant outlook over the communal grounds. The flat benefits from a generous entrance hall, 18' lounge/dining room with access to terrace, fitted kitchen, two bedrooms and beautifully appointed shower room. The home also has a garage to the rear and a share of the freehold.

Branksome Park is a sought after location being within reach of the bustling village of Westbourne which has an abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Chine walks and award winning sandy beaches with miles of impressive promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other, are also close to hand.

AGENTS NOTE - PETS

We are advised that pets are NOT permitted within the terms of the lease.

COMMUNAL ENTRANCE HALL

The apartment is positioned on the ground floor with door through to the entrance hall.

ENTRANCE HALL

9' 2" x 9' 0" (2.79m x 2.74m) Generous entrance hall with two large storage cupboards, further cupboard with shelving, two radiators.

LOUNGE/DINING ROOM

18' 4" x 14' 4" (5.59m x 4.37m) Double glazed window to the front aspect and double glazed sliding doors to the terrace, fireplace with matching surround and hearth, radiator.

TERRACE

Enjoying a pleasant outlook.

KITCHEN

13' 2" x 7' 10" (4.01m x 2.39m) Range of wall and base units with work surfaces, inset gas hob, unit housing double oven, space and plumbing for dishwasher and washing machine, space for fridge/freezer, floor mounted concealed boiler, double glazed window to the front aspect.

BEDROOM ONE

12' 0" x 11' 5" (3.66m x 3.48m) Double glazed window to the front aspect, radiator.

BEDROOM TWO

13' 1" x 8' 3" (3.99m x 2.51m) Double glazed window to the front aspect, radiator.

SHOWER ROOM

8' 10" max x 5' 9" (2.69m x 1.75m) Beautifully appointed and upgraded with oversize shower cubicle and screen, inset flush w.c., and wash hand basin inset in to vanity unit. Double glazed side aspect window and tiled walls.

COMMUNAL GROUNDS

Excellent size communal garden areas which are well stocked with flowers and shrubs.

GARAGE

In block to the rear.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 1960
Maintenance - £650 per quarter including garden maintenance and communal areas etc.

COUNCIL TAX - BAND D