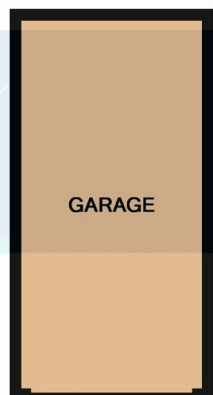




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141 Made with Metropix ©2018



5TH FLOOR
APPROX. FLOOR
AREA 775 SQ.FT.
(72.0 SQ.M.)

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 129 SQ.FT.
(12.0 SQ.M.)



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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 12 Pencraig, 40 Lindsay Road, BRANKSOME PARK BH13 6AZ

£235,000

The Property

Brown and Kay are delighted to market this two bedroom apartment located within ease of reach for walking in to Westbourne village. The home occupies a top floor position with a lovely sunny aspect and benefits from a generous lounge/dining room with access to balcony, fitted kitchen, two good size bedrooms and bathroom. Additionally, there is a garage and a share of freehold making this a must see opportunity.

Pencraig is ideally positioned for ease of reach to walk into Westbourne village which offers a whole host of amenities to include cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Leafy walks through the Chines meander down to glorious sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Bus services which operate to surrounding areas are close to hand as is the local rail station in nearby Branksome

STAIRS OR LIFT TO TOP FLOOR

Door through to Entrance Hall.

ENTRANCE HALL

Storage cupboard, further cupboard housing tank, radiator.

L SHAPED LOUNGE/DINER

19' 7" x 15' 9" (5.97m x 4.80m) narrowing in the dining area (overall maximum measurements) Double glazed window to the front aspect. Double glazed patio doors to balcony, three radiators.

BALCONY

With pleasant outlook to the rear.

KITCHEN

8' 9" x 7' (2.67m x 2.13m) Double glazed window to the front aspect. Fitted kitchen to include sink with drainer and cupboard under, range of wall units, tiled walls, white goods included.

BEDROOM 1

13' 9" to wardrobe front x 11' (4.19m x 3.35m) Double glazed window to the rear aspect, radiator, double opening walk-in wardrobe, double glazed door to Balcony.

BEDROOM 2

11' 9" x 8' 9" (3.58m x 2.67m) Double glazed window to the front aspect, radiator.

BATHROOM

Two double glazed windows to the front aspect. Radiator. Suite comprising sink unit inset into work top with vanity unit under, low level w.c., panelled bath with mixer taps and wall mounted shower. Heated towel rail.

OUTSIDE

Communal lawned gardens which have shrub and flower borders.

GARAGE

Located in block

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 1985
Maintenance - £1,250.00 payable every 6 months

COUNCIL TAX BAND C