



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 16, Chartwell, 8 The Avenue, BRANKSOME PARK BH13 6AG GUIDE PRICE £335,000

The Property

We are delighted to market this beautifully appointed, bright and airy fifth floor apartment. The home is a credit to the current owners and now affords impeccably presented accommodation with a wealth of benefits to include generous hallway with ample storage, good size 20' lounge/dining room, balcony with a southerly aspect, well equipped kitchen with integrated appliances, two good size bedrooms, recently upgraded shower room and garage. Additionally, there is gas central heating, double glazing and a share of the freehold.

The property occupies a fantastic location in the sought after area of Branksome Park. The vibrant village of Westbourne with its abundance of cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks & Spencer food hall is within walking distance. Glorious sandy beaches are also within reach with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

COMMUNAL ENTRANCE HALL

Secure entry system through to the communal entrance hall, lift or stairs to all floors, the apartment is located on the fifth floor. Wooden door with spy hole leads through to the entrance hall.

ENTRANCE HALL

Wall mounted entry phone system, ample storage housing shelving, hanging and the electric box.

LOUNGE/DINING ROOM

20' 5" x 13' 5" (6.22m x 4.09m) UPVC double glazed patio doors lead to the balcony, UPVC double glazed window to the side aspect, two radiators.

BALCONY WITH SOUTHERLY ASPECT

With pleasant outlook enclosed by balustrading with wall mounted light.

KITCHEN

12' 5" narrowing to 9'5" x 11' 11" (3.78m x 3.63m) Beautifully appointed kitchen equipped with a comprehensive range of white gloss wall and base units with granite effect roll top work surface and matching upstands, inset one and a half bowl sink with mixer tap, range of integrated appliances to include dishwasher, washing machine, fridge/freezer together with Neff double oven, Neff four ring hob and Neff extractor fan over. Wall mounted Glow-worm combination boiler, UPVC double glazed windows overlooking the rear aspect, radiator, tiled effect flooring.

BEDROOM ONE

14' 8" x 12' 3" (4.47m x 3.73m) Range of fitted wardrobes with shelving and hanging rails, UPVC double glazed window to the front aspect, radiator.

BEDROOM TWO

12' 0" x 11' 9" (3.66m x 3.58m) Range of fitted wardrobes, UPVC double glazed window to the front aspect, radiator.

SHOWER ROOM

Stunning shower room having recently been refitted, oversize shower cubicle with ceiling mounted 'rainfall' shower, concealed low level w.c. and wash hand basin with vanity unit. Tiled floor and contrasting tiled walls.

GARAGE

Located in a nearby block.

VISITOR PARKING

Parking available subject to availability.

COMMUNAL GROUNDS

Chartwell occupies well maintained communal grounds with areas of lawn and mature planting.

TENURE - SHARE OF FREEHOLD

Length of Lease - To be advised
Maintenance - £2,600.00

COUNCIL TAX - BAND D