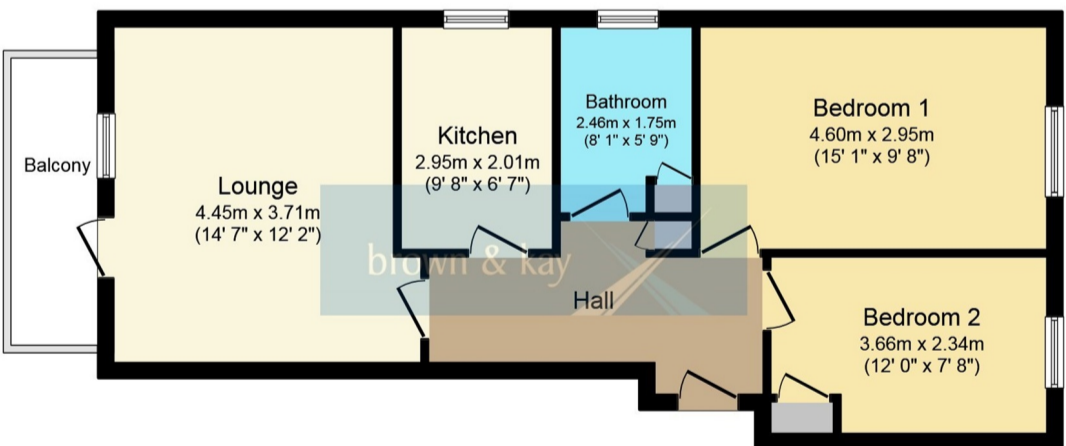




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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



Flat 12 Marlborough Court, 16 Marlborough Road, WESTBOURNE BH4 8DG

£255,000

The Property

Situated in the sought after Golden Grid location of Westbourne and within walking distance of the village is this two double bedroom apartment. The property occupies a top floor, end position and affords generous accommodation and further benefits from a balcony, garage and a share of the freehold.

Westbourne Village with its bustling vibe is conveniently located a short distance away, where you will find a mix of boutique shops, café bars and restaurants together with high street names. Regular bus services which operate to surrounding areas are also readily available. In the opposite direction, wooded Chine Walks meander through the Chine and lead on to golden sandy, award winning beaches with promenade stretching to both Bournemouth in one direction and Sandbanks in the other.

COMMUNAL ENTRANCE HALL

Secure carpeted entrance with the apartment situated on the second floor.

ENTRANCE HALL

Storage cupboard, radiator, doors through to all rooms.

LOUNGE

14' 7" x 12' 2" (4.44m x 3.71m) UPVC double glazed window to the rear elevation and door to the Balcony, radiator, feature fireplace.

BALCONY

With a pleasant outlook overlooking the communal gardens and trees.

KITCHEN

9' 8" x 6' 7" (2.95m x 2.01m) Fitted with a range of wall and base units with work surfaces over, inset sink unit with drainer, matching electric cooker, fridge freezer and washer dryer. Wall mounted Glow Worm gas central heating unit, double glazed window, radiator.

BEDROOM ONE

15' 1" x 9' 8" (4.60m x 2.95m) Front aspect UPVC double glazed window, radiator, pair of mirrored double wardrobes.

BEDROOM TWO

12' x 7' 8" (3.66m x 2.34m) Front aspect UPVC double glazed window, built-in wardrobe, cupboards and radiator.

BATHROOM

8' 1" x 5' 9" (2.46m x 1.75m) Suite comprising panelled bath with electric Mira shower, wash hand basin and w.c. Airing cupboard.

GARAGE

Located in nearby block with up and over door and lighting connected. Visitor parking subject to availability.

COMMUNAL GROUNDS

Marlborough Court occupies well tended communal grounds with mature trees, shrubs and lawn areas.

TENURE - SHARE OF FREEHOLD

Length of lease - 900 years
Maintenance - £958 payable per half year which includes water and sewerage, building insurance and £150 reserve fund.

COUNCIL TAX - BAND C