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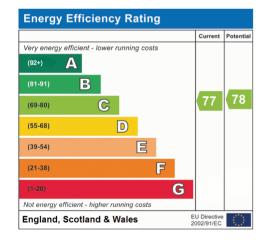
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TOTAL FLOOR AREA : 1187 sq.ft. (110.3 sq.m.) approx

2ND FLOOR 1042 sq.ft. (96.8 sq.m.) approx.



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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 firms 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 28, Sunset Lodge 30-32 The Avenue, BRANKSOME PARK BH13 6HG

Guide Price £325,000

The Property

Brown and Kay are delighted to market this exceptionally spacious two/three bedroom apartment located in the highly sought after area of Branksome Park. The home occupies a second floor position and whilst in need of some updating, affords most generous and well proportioned accommodation throughout with benefits to include an 18' living room with separate dining room/bedroom three, balcony with pleasant outlook, good size kitchen, two bedrooms, en-suite bathroom and additional shower room. Furthermore, there are well maintained grounds, garage and a share of freehold making this an ideal

AGENTS NOTE - PETS & HOLIDAY LETS To be advised

COMMUNAL ENTRANCE HALL

Stairs and lift to the apartment which is located on the second floor.

ENTRANCE HALL

27' 0" x 5' 4" (8.23m x 1.63m) maximum measurements. Double opening cupboard with hanging and shelving, walk-in storage cupboard, two radiators, further storage cupboard housing tank.

LIVING ROOM

18' 6" x 12' 5" (5.64m x 3.78m) A more than generous living room, double glazed window with pleasant views over the well maintained grounds, double glazed door to balcony, radiator, fireplace with matching hearth and mantel.

BEDROOM ONE

16' 0" \times 13' 0" (4.88m \times 3.96m) Double glazed window with views over the grounds, double glazed door to balcony, extensive fitted wardrobes with two sets of double robes, matching bedside units and up and over storage, further double and single wardrobe, radiator.

EN-SUITE BATHROOM

8' 9" x 7' 1" (2.67m x 2.16m) Double glazed window to the side aspect, suite comprising panelled bath, pedestal wash hand basin and low level w.c. Heated towel rail and tiled walls.

BEDROOM TWO

13' 0" \times 9' 5" (3.96m \times 2.87m) Double glazed window to the front aspect, radiator, two single wardrobes with up and over storage cupboards.

main home or holiday home alike.

Sunset Lodge is well located in the prestigious area of Branksome Park being within comfortable reach of Westbourne where you can enjoy the many eateries, cafe bars and restaurants together with the usual high street names such as Marks and Spencer. Stunning sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other are also close to hand. For transport links bus services operate to surrounding areas and train stations at both Branksome and Bournemouth are also readily available.

BALCONY

With pleasant outlook.

DINING ROOM/BEDROOM THREE

12' 7" x 9' 4" (3.84m x 2.84m) Double glazed window to the rear aspect with views over the grounds, radiator.

KITCHEN

12' 0" \times 8' 10" (3.66m \times 2.69m) Fitted with a range of wall and base units with work surfaces incorporating sink unit, inset electric hob, unit housing double oven, cupboard housing boiler, pull out pantry cupboard, space for fridge/freezer, further cupboard space, double glazed window.

SHOWER ROOM

7' 9" x 6' 2" (2.36m x 1.88m) Double glazed window, suite comprising corner shower cubicle with shower, pedestal wash hand basin and low level w.c. Tiled walls and flooring, heated towel rail.

COMMUNAL GROUNDS

Sunset Lodge sits in beautifully maintained communal grounds with well stocked flowers and shrubs.

GARAGE

Located in nearby block.

TENURE - SHARE OF FREEHOLD Length of Lease - 999 years from 1990

Maintenance - £200 per month

COUNCIL TAX - BAND E