



brown & kay

residential sales

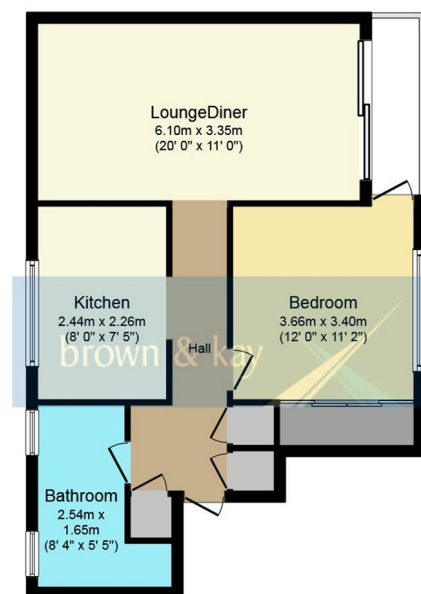
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan

Floor area 62.0 sq. m. (667 sq. ft.) approx

Total floor area 62.0 sq. m. (667 sq. ft.) approx

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 11, Pencraig 40 Lindsay Road, Branksome Park BH13 6AZ

£210,000

The Property
Brown and Kay are delighted to market this bright and sunny apartment located moments from the bustling village of Westbourne. The apartment is situated on the top floor and enjoys a southerly, tree top aspect to the rear with generous and well proportioned accommodation to include a 20' dual aspect lounge/dining room, well fitted kitchen, double bedroom with large picture window to soak up the sunlight and bathroom. Furthermore, there is a garage and a share of the freehold making this an opportunity not to be missed.

Pencraig is well situated for ease of reach to Westbourne village which offers a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Bus services which operate to surrounding areas are plentiful and Branksome rail station with links to London Waterloo is also close by. Explore a little further and you can enjoy miles upon miles of glorious sandy beaches with promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other.

COMMUNAL ENTRANCE
Lift and stairs to all floors, the apartment is situated on the top floor.

LOUNGE/DINING ROOM
20' 0" x 11' 0" (6.10m x 3.35m) A generous dual aspect lounge/dining room which enjoys plenty of natural light via a UPVC double glazed window in the dining area and UPVC double glazed sliding door onto the southerly facing balcony, radiators.

SOUTHERLY FACING BALCONY
With a tree top and communal garden outlook.

KITCHEN
8' 0" x 7' 5" (2.44m x 2.26m) Well fitted with a range of wall and base units with work surfaces over, space and plumbing for appliances, inset single drainer sink unit with UPVC double glazed window above, tiled surround.

BEDROOM
12' 0" x 11' 2" (3.66m x 3.40m) A spacious double bedroom with large fitted wardrobe, UPVC double glazed picture window with treetop outlook, door on to the balcony.

BATHROOM
Suite comprising panelled bath, wash hand basin and w.c.

GROUNDS & PARKING
Pencraig sits in well maintained grounds with visitor parking to the front.

GARAGE
A garage is conveyed with the apartment.

MATERIAL INFORMATION
Tenure - Share of Freehold
Length of Lease - 999 years from 1972
Maintenance - £2,500.00 per annum
Management Agent -
Parking - Garage
Pets & Holiday Lets - Not permitted
Utilities - Mains Electricity, Gas and Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band B
EPC Rating - D