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residential sales

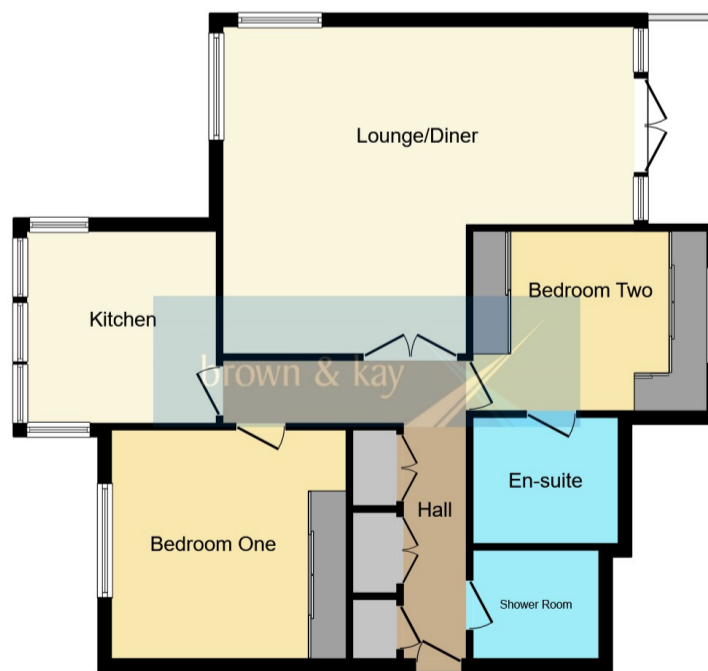
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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

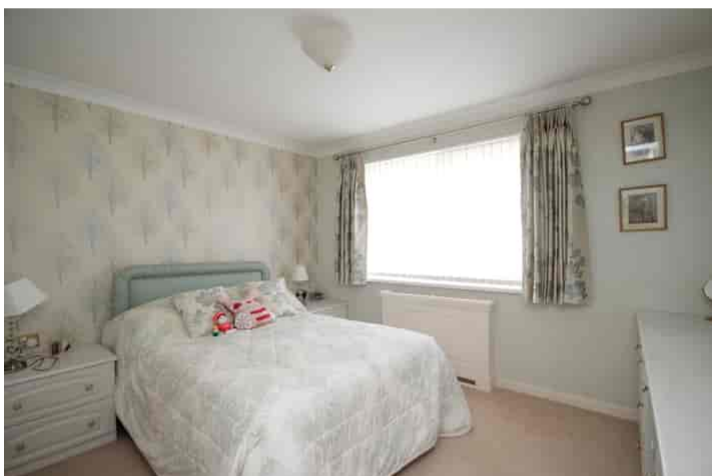
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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or 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.

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Flat 7, Tarrants, 6 Branksome Wood Road, Bournemouth BH2 6BY

£300,000

The Property

Brown and Kay are delighted to market this top floor apartment which is accessed via a lift or stairs through well presented communal hallways. A private front door then leads into the entrance hall with doors to all principal rooms. The bright lounge diner is a very good size with ample room for a dining table and access onto the balcony through large sliding patio doors. The enclosed balcony enjoys a South aspect with tree top views over the Bournemouth gardens with the town beyond. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances. There are two double bedrooms both with fitted wardrobes and space for further free-standing furniture. The primary bedroom has the added benefit of an en suite bathroom. The family bathroom is also tiled and comprises of a suite to include WC, wash hand basin and shower cubicle. A larger than average underground parking space is conveyed with the apartment with additional visitor spaces at ground level.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well-known high-street names such as Marks & Spencer. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

AGENTS NOTE - PETS

We are advised that pets are NOT permitted within the terms of the lease.

COMMUNAL ENTRANCE HALL

With stairs or lift to the top floor.

ENTRANCE HALL

Generous hallway with three large storage cupboards.

LOUNGE/DINING ROOM

21' 2" x 19' 9" (6.45m x 6.02m) maximum measurements. L shaped with triple aspect UPVC double glazed windows, hidden storage cupboards, ceiling lights, access to enclosed balcony via sliding UPVC patio doors.

ENCLOSED BALCONY

11' 10" x 5' 1" (3.61m x 1.55m) UPVC double glazed windows which fully open.

KITCHEN

11' 5" x 10' 0" (3.48m x 3.05m) Feature full width windows to the front aspect allowing for natural light to flood the room, fitted range of units, Neff double oven, Neff induction hob, one and a half bowl sink, heated towel rail, space for dishwasher and washing machine.

BEDROOM ONE

14' 2" x 11' 4" (4.32m x 3.45m) UPVC double glazed window to the rear, fitted wardrobes and drawers, dressing table.

EN-SUITE BATHROOM

Suite comprising bath, vanity unit with sink, w.c. Skylight window.

BEDROOM TWO

11' 10" x 11' 9" (3.61m x 3.58m) UPVC double glazed window to the front aspect, fitted double wardrobes.

SHOWER ROOM

Suite comprising shower cubicle, w.c. and wash hand basin, skylight window.

SECURE UNDERGROUND PARKING

Double width parking space with electric points and water for car washing.

TENURE - SHARE OF FREEHOLD

Length of Lease - 952 years remaining
Service Charge - £1,200.00 payable every 6 months

COUNCIL TAX - BAND E