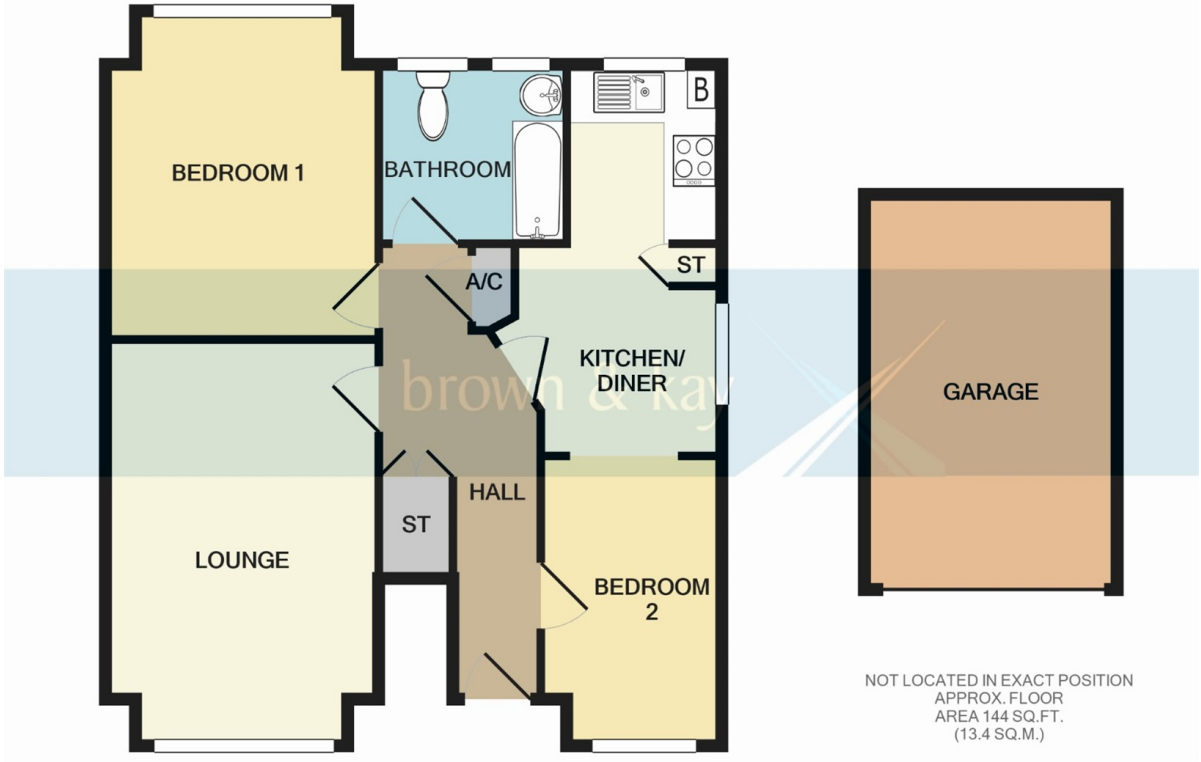




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 739 SQ.FT. (68.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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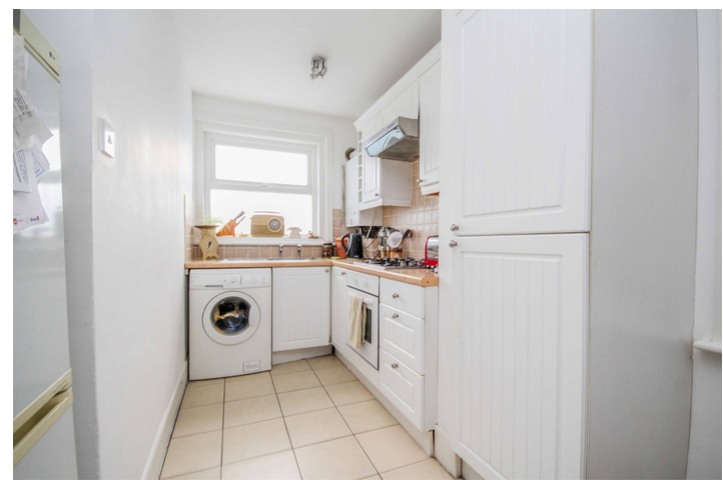
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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or 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.

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



34 Princess Road, BRANKSOME BH12 1BH

£195,000

The Property

Brown & Kay are pleased to offer this character two double bedroom ground floor apartment. The home has many benefits to include own private entrance, generous lounge, 15'10 kitchen/breakfast room, bathroom and garage. Furthermore, there is double glazing, gas central heating and a long lease remaining making this a must see home.

The property is well located for ease of reach to bus services and local shops including Tesco store. The bustling village of Westbourne is within reach and there you will find an eclectic mix of café bars, restaurants and boutique shops together with the usual high street names such as Marks & Spencer food hall.

AGENTS NOTE - PETS

Our client has furnished us with an extract from the lease, as follows:-
"No bird dog or other animal which may cause annoyance to any owner Lessee or occupier of the other flats in the Building shall be kept in the flat".

PRIVATE ENTRANCE

Door through to Entrance Hall.

ENTRANCE HALL

Understairs storage cupboard, radiator, further storage cupboard.

LOUNGE

15' 9" x 10' 6" (4.80m x 3.20m) Double glazed window to the front, picture rail, radiator.

KITCHEN

15' 10" x 8' 1" (4.83m x 2.46m) Range of wall and base units, wall mounted boiler, double storage cupboard, space and plumbing for washing machine, inset gas hob with oven below, extractor, space for fridge/freezer, radiator, space for table and chairs.

BEDROOM ONE

12' 6" x 10' (3.81m x 3.05m) Double glazed window to the rear, radiator, picture rail.

BEDROOM TWO

10' x 7' 1" (3.05m x 2.16m) Double glazed window to the front, radiator, picture rail.

BATHROOM

7' 5" x 7' 3" (2.26m x 2.21m) Two double glazed window to the rear, suite of panelled bath, wash basin and w.c. Radiator.

OUTSIDE

We are advised that there is a front garden area which has flowers and shrubs.

GARAGE

Up and over door (3rd from left).

COMMUNAL GROUNDS

To the rear of the property.

TENURE - LEASEHOLD

Length of Lease - Circa 160 years remaining on the lease

Maintenance - Shared on an 'as and when' basis
PEPPERCORN GROUND RENT

COUNCIL TAX - BAND B