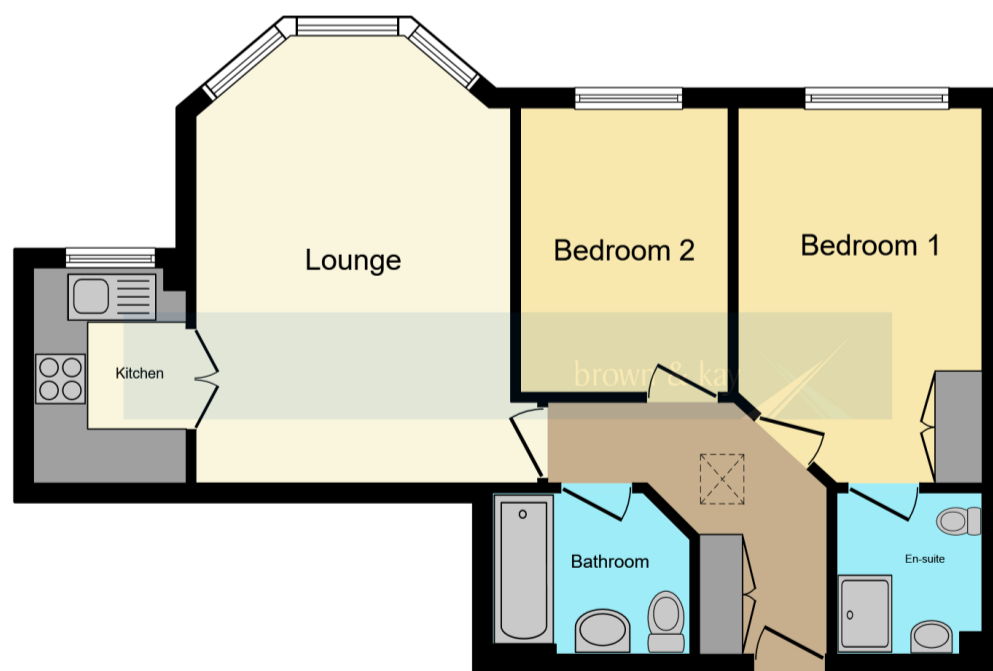




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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 10, St Georges Gate 43 Norwich Avenue West, Bournemouth BH2 6AP

£240,000

The Property

Brown and Kay are delighted to market this beautifully presented two bedroom apartment ideally positioned for access to both Bournemouth and Westbourne. The home is located on the first floor and affords a bright and tastefully decorated interior with benefits to include a generous lounge/dining room, kitchen with fitted appliances, two double bedrooms one of which has an en-suite! Further benefits include allocated parking and a share of the freehold! This would make a fantastic main home, buy to let investment or holiday home and viewing is highly recommended.

St Georges Gate is situated in a very convenient location twixt Westbourne and Bournemouth. Both towns have much to offer with Bournemouth offering a wide and varied range of shopping and leisure pursuits, whereas Westbourne has a more independent and laid back vibe with cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Miles upon miles of impressive sandy beaches and promenade are also close by and stretch to Southbourne and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. Train stations with excellent transport links, including London Waterloo, are located at both Branksome and Bournemouth, bus services are also nearby.

COMMUNAL ENTRANCE

Lift and stairs to first floor.

ENTRANCE HALL

Secure entry phone, doors to primary rooms, storage cupboard.

KITCHEN

5' 7" x 10' 11" (1.70m x 3.33m) Mix of base and wall units with complementary work surfaces over a range of integrated appliances to include a fridge freezer, gas hob with SMEG extractor above and a newly installed oven below, space for washing machine. Double glazed window to front aspect with views across Bournemouth Town Centre.

LIVING ROOM

11' 5" x 14' 1" (3.48m x 4.29m) Generous size with double glazed bay windows to front aspect with views across Bournemouth Town Centre.

BEDROOM ONE

8' 10" x 13' 6" (2.69m x 4.11m) Double glazed window to front aspect with views across Bournemouth Town Centre, fitted wardrobes and en-suite.

EN-SUITE

Cubicle shower, pedestal basin, WC. Tiled floor and tiles around the shower enclosure .

BEDROOM TWO

7' 7" x 10' 4" (2.31m x 3.15m) Double glazed window to front aspect.

BATHROOM

Bath, wash hand basin, w.c, radiator.

ALLOCATED PARKING

One allocated parking space.

Visitor parking available on a first come first serve basis.

TENURE - SHARE OF FREEHOLD

Lease length - 999 years from 25th December 2015.

Service Charge - £824.50 per half year

Ground Rent - Nil

COUNCIL TAX - BAND C