



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





THE PROPERTY

Brown and Kay are delighted to be instructed on this beautifully appointed, third floor apartment in a very popular development on The Avenue in Branksome Park, within walking distance of Westbourne. The current owner has remodelled the apartment to include new bathroom suite, carpets, doors and décor throughout with additional benefits to include a dual aspect lounge/dining room with access to the balcony, a well fitted kitchen with the added advantage of a utility cupboard, two double bedrooms, one with wardrobes, a garage, and a share of the freehold.

The property occupies a great location in the sought after area of Branksome Park ideally positioned to take advantage of all the area has to offer. The bustling village of Westbourne is close to hand and offers a range cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. With leisure in mind, you can enjoy lovely strolls along glorious sandy beaches with promenade stretching from the famous Sandbanks through to Bournemouth and beyond in the other direction. Transport links are also readily available with plentiful bus services operating to surrounding areas and main line train stations at nearby Branksome and Bournemouth.

MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - 969 years remaining.
- Service Charge - £4053 per annum to include water & sewerage and reserve fund contributions.
- Management Agent - Burns Hamilton
- Holiday Lets and Pets - 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 D
- EPC Rating - C

KEY FEATURES

- TWO DOUBLE BEDROOMS
- THIRD FLOOR
- VISITORS PARKING
- EXCELLENT LOCATION
- BEAUTIFULLY PRESENTED
- GARAGE
- 21' LOUNGE/DINING ROOM
- SHARE OF FREEHOLD
- SUNNY ASPECT BALCONY
- LIFT IN BLOCK



Floor Plan

Floor area 72.0 sq.m. (775 sq.ft.)

Total floor area: 72.0 sq.m. (775 sq.ft.)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	78	80
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	