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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	82
(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 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

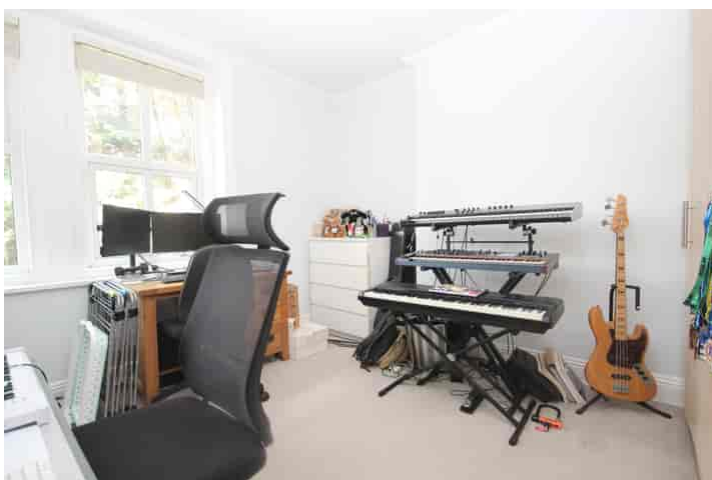
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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 4 The Gables, 2 Pine Tree Glen, WESTBOURNE BH4 9EJ

£325,000

The Property

Brown and Kay are delighted to market this beautifully presented light and airy apartment positioned on the first floor of this character building. The home affords many features such as a generous living room with large South facing window, a well appointed kitchen/dining room, two large double bedrooms with an en-suite to the master, and a modern bathroom. Additionally, there is the benefit of allocated parking, no forward chain and a share of the freehold.

The Gables is well positioned to take advantage of an easy walk into the bustling village of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Leafy Chine walks which meander directly down to golden sandy beaches are also within walking distance and there you can take a leisurely stroll along the promenade to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Bus services which operate to surrounding areas are on hand as is the local Branksome rail station.

AGENTS NOTE - HOLIDAY LETS & PETS

We are awaiting confirmation on the above.

COMMUNAL ENTRANCE HALL

Well presented entrance with stairs to the first floor landing with door through to the apartment.

ENTRANCE HALL

With doors through to the following rooms:-

LIVING ROOM

16' 5" x 11' 10" (5.00m x 3.61m) A bright and airy room enjoying a large south facing front aspect UPVC double glazed window, radiator.

KITCHEN/DINING ROOM

16' 2" x 8' 9" (4.93m x 2.67m) Beautifully appointed and equipped with a contemporary range of units and complimentary work surfaces, range of integrated appliances to include 4 point gas hob with electric oven, space for washing machine.

BEDROOM ONE

15' 4" x 13' 8" (4.67m x 4.17m) Front aspect UPVC double glazed bay window, radiator, built-in wardrobes, door through to the en-suite shower room.

EN-SUITE SHOWER ROOM

Modern suite comprising corner shower cubicle, mounted wash hand basin and low level w.c. Complimentary tiling to walls.

BEDROOM TWO

11' 11" x 11' 6" (3.63m x 3.51m) Side aspect UPVC double glazed window, radiator.

BATHROOM

Modern suite comprising bath with shower fitment and screen, wash hand basin with vanity drawers, and w.c. Complimentary tiling to walls.

OFF ROAD PARKING

One allocated parking space.

TENURE - SHARE OF FREEHOLD

Length of lease - 999 years with 996 remaining

Maintenance - £1,995.00

Management Agent - To be confirmed

COUNCIL TAX - BAND C