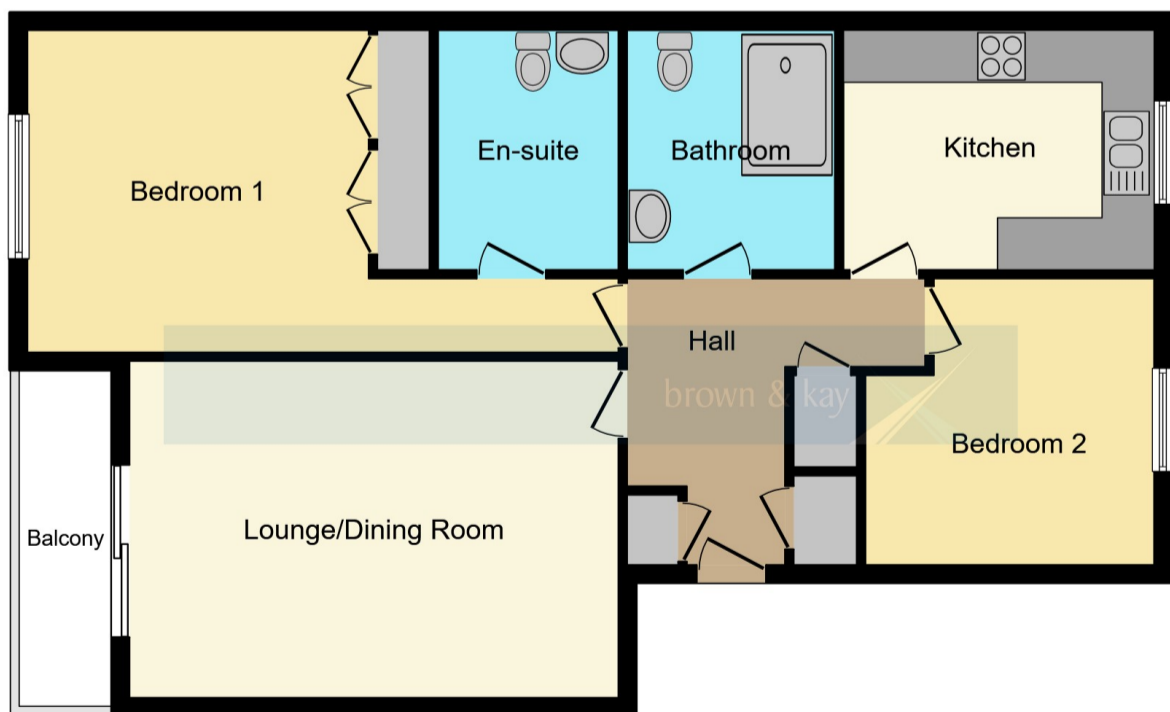




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by 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.

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 22, Norton Grange, 26 Lindsay Road, BRANKSOME PARK BH13 6BD

£275,000

The Property

Situated in the prestigious area of Branksome Park is this beautifully presented two bedroom apartment occupying a fourth floor position of this popular development. The tasteful interior boasts modern amenities with thoughtfully designed spaces and contemporary finishes to include a well appointed, sleek kitchen with integrated appliances and a stylish shower room with oversized rainfall shower. Furthermore, there is a generous living room with sunny aspect balcony off, garage and a share of freehold making this a a great main home or holiday home alike.

Well positioned for ease of reach to the bustling village of Westbourne which offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Also close by are miles upon miles of impressive sandy beaches which stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other - a hotspot for water sport enthusiasts. Branksome rail station with links to London Waterloo is within close proximity as are bus services which operate to surrounding areas.

COMMUNAL ENTRANCE HALL

Secure entry system with lift and stairs to all floors.

ENTRANCE HALL

Three storage cupboards, access to the following rooms.

LIVING ROOM

17' 0" x 12' 10" (5.18m x 3.91m) A bright room with pleasant aspect, double glazed sliding doors to balcony.

BALCONY

Enjoying a sunny aspect.

WELL APPOINTED KITCHEN

10' 9" x 8' 1" (3.28m x 2.46m) Equipped with a contemporary range of base and wall units with soft close, complementary work surfaces, integrated electric hob, double oven at eye level, pull out larder cupboard, integrated dishwasher and fridge/freezer.

BEDROOM ONE

12' 6" x 11' 1" (3.81m x 3.38m) Large double glazed window overlooking the rear, fitted wardrobes.

EN-SUITE / UTILITY ROOM

7' 3" x 7' 2" (2.21m x 2.18m) Low level w.c. and wash hand basin, space for washing machine and tumble dryer with worktop over, heated towel rail and extractor fan.

BEDROOM TWO

9' 11" x 9' 9" (3.02m x 2.97m) Double glazed window to the front aspect.

STUNNING SHOWER ROOM

Featuring a contemporary suite comprising oversized shower cubicle with 'Rainfall' shower, floating w.c., and vanity unit with drawers. Heated towel rail and extractor fan.

GARAGE

Electric up and over door.

GROUNDS

Norton Grange occupies well maintained communal grounds with areas of lawn and established planting.

TENURE - SHARE OF FREEHOLD

Length of Lease - 959 years remaining
Maintenance - £1,250.00 is payable twice a year

COUNCIL TAX - BAND D