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

TOTAL FLOOR AREA : 882 sq.ft. (82.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
 Made with Metroplex 6/2023



NO LOCATED IN EXACT POSITION  
146 sq.ft. (13.6 sq.m.) approx.



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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 4, Studland Court 29 Marlborough Road, WESTBOURNE BH4 8DF

**£280,000**

### The Property

We are delighted to market this well presented two double bedroom apartment located on the ever popular Golden Grid of Westbourne. The home is offered with no forward chain and enjoys a first floor position within this small development of apartments. In brief, the home benefits from a 16' lounge/dining room with access to the balcony, fitted kitchen, two bedrooms and family bathroom. Furthermore, there is the added benefit of cavity wall insulation, well tended grounds, a garage and a share of the freehold making this an ideal holiday home, buy to let or main home alike!

Studland Court occupies a fantastic position on the sought after Golden Grid ideally located within a level walking distance of 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. In the opposite direction, leafy Chine walks meander directly to golden sandy beaches with miles upon miles of promenade which stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

### COMMUNAL ENTRANCE

Secure entry system with stairs to the first floor, please note, there is no lift.

### ENTRANCE HALL

Storage cupboard and airing cupboard which houses the hot, pressurised water cylinder.

### LOUNGE/DINING ROOM

16' 7" x 11' 10" (5.05m x 3.61m) which increases to 15'9 in the dining area. Front aspect UPVC double glazed window, UPVC double glazed door to the balcony, feature electric fire, wall mounted electric heater, night storage heater.

### BALCONY

Overlooking the communal grounds.

### KITCHEN

10' 8" x 9' 1" (3.25m x 2.77m) Fitted with a range of wall and base units with work surfaces over, space and plumbing for washing machine, fridge/freezer to remain, built-in electric hob and oven with extractor hood over, night storage heater, UPVC double glazed window to the rear aspect.

### BEDROOM ONE

11' 10" x 9' 11" up to built-in wardrobes (3.61m x 3.02m) Front aspect UPVC double glazed window, electric heater, built-in wardrobes.

### BEDROOM TWO

10' 9" x 9' 3" (3.28m x 2.82m) Rear aspect UPVC double glazed window, electric heater.

### BATHROOM

Rear aspect UPVC double glazed frosted window, suite comprising panelled bath with shower over, wash hand basin and low level w.c. Heated chrome towel rail, fitted wall mirror, razor socket and electric wall heater.

### COMMUNAL GROUNDS

Studland Court sits in well tended grounds with large area of lawn and planting.

### GARAGE

In a block within the grounds.

### TENURE - SHARE OF FREEHOLD

Length of Lease - Approximately 900 plus years remaining

Maintenance - £150 per month approximately

### COUNCIL TAX - BAND C