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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	68	
(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	



**Top Floor**

Floor area 102.3 sq.m. (1,101 sq.ft.) approx

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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 8 Centenary Court 19 Burton Road, BRANKSOME PARK BH13 6DT

**£450,000**

### The Property

Brown and Kay are delighted to market this bright and airy two/three bedroom apartment located in the sought after area of Branksome Park. The property is positioned on the third (top) floor and affords generous and well arranged accommodation with benefits to include 25' entrance hall, good size lounge with access to the balcony, bedroom three/dining room, en-suite bathroom and separate shower room. Furthermore, a garage is conveyed with the apartment and there is a share of the freehold.

Centenary Court is situated in the highly desirable location of Branksome Park being within close proximity of Westbourne Village which offers a whole host of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Award winning sandy beaches with miles of impressive promenade are also close by and stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

### COMMUNAL ENTRANCE

With secure entry system through to the communal entrance hallway, stairs or lift to the third (top) floor.

### ENTRANCE HALL

25' 8" x 6' 5" (7.82m x 1.96m) Double opening storage cupboard, airing cupboard.

### LOUNGE

17' 7" x 11' 10" (5.36m x 3.61m) Double glazed window to the side aspect, radiator, double glazed sliding door to the balcony.

### BALCONY

A good size balcony with pleasant outlook.

### DINING ROOM/BEDROOM THREE

12' 0" x 11' 6" (3.66m x 3.51m) Double glazed windows to the front and side aspects, radiator.

### KITCHEN

13' 2" x 9' 0" (4.01m x 2.74m) Fitted with a range of wall and base units with work surfaces over, space for cooker, space and plumbing for washing machine and dishwasher, space for fridge/freezer, storage cupboard, radiator, wall mounted boiler, double glazed window to the front and double glazed window to the side aspect.

### SHOWER ROOM

8' 6" x 7' 10" (2.59m x 2.39m) Oversize shower cubicle, low level w.c. and wash hand basin. Radiator, tiled walls, vanity light, recessed cupboard.

### BEDROOM ONE

13' 5" x 12' 10" (4.09m x 3.91m) Double glazed window to the front aspect, two double opening wardrobes with hanging and shelving space, radiator.

### EN-SUITE BATHROOM

9' 0" x 5' 5" (2.74m x 1.65m) Double glazed window to the front aspect, suite comprising panelled bath with mixer tap and shower attachment, low level w.c. and wash hand basin. Storage cupboard, radiator.

### BEDROOM TWO

14' 6" x 10' 6" (4.42m x 3.20m) Double glazed window to the rear aspect, full width built-in wardrobes, radiator.

### GROUNDS

Centenary Court occupies well maintained communal grounds which are lawned with shrub borders.

### GARAGE

Single garage with electric up and over door.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years, remaining to be confirmed  
Maintenance - £3,150.00 per annum to include Buildings Insurance, water, sewerage, cleaning and communal gardens.

### COUNCIL TAX - BAND D