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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

Brown and Kay are pleased to market this well presented apartment located in the sought after area of Branksome Park. The home occupies a top floor position and affords generous and well arranged accommodation to include a good size lounge/dining room with access to the balcony, separate kitchen, two double bedrooms and bathroom. Furthermore, there is the added advantage of a garage and a share of the freehold making this a must-see home.

Pelham is well positioned in the highly desirable location of Branksome Park close to the local Tesco store and rail station situated in Branksome. The bustling village of Westbourne is within comfortable walking distance and offers a wide and varied range of café bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall, and there are also regular bus services operating to surrounding areas. Golden sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other are also close by.

MATERIAL INFORMATION

KEY FEATURES

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- GARAGE
- TOP FLOOR (FIFTH) APARTMENT
- RECENTLY REDECORATED
- BRAND NEW DOUBLE GLAZED WINDOWS
- IDEAL FIRST TIME BUY OR BUY TO LET
- BALCONY
- SHARE OF FREEHOLD



Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	74	79
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		

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](#)