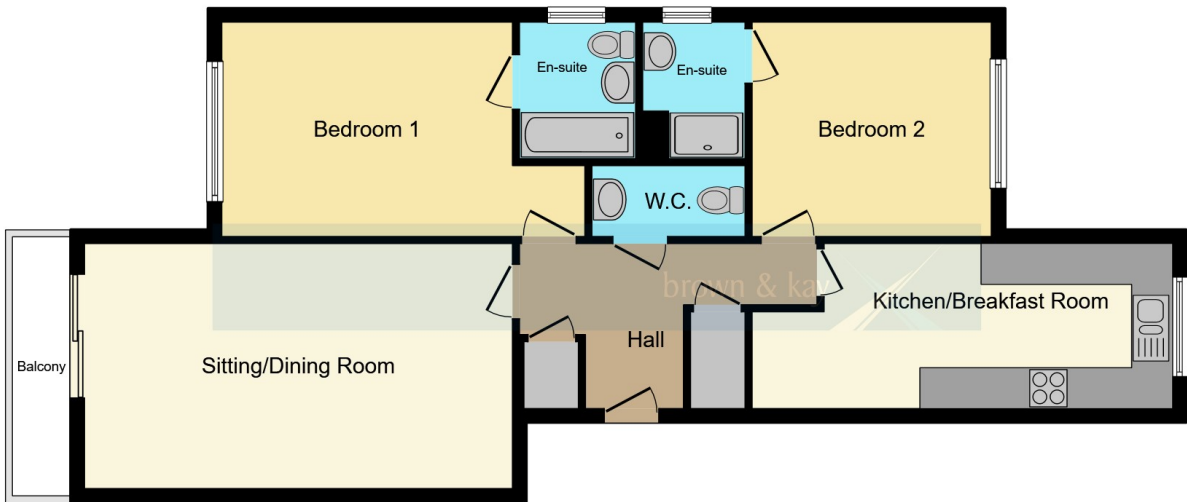




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan



This floor plan is for 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

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.

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



EN-SUITE SHOWER ROOM
Frosted double glazed window to side aspect, shower cubicle, wash hand basin.

GARAGE
Up and over electric door, power and lighting.

MATERIAL INFORMATION
Tenure - Share of Freehold
Length of Lease - 963 years remaining
Service Charge - £2000 per annum
Management Agent - Scott Castle management limited.
Holiday Lets & Pets - Neither are permitted under the terms of the lease
Parking - Garage with electric up and over door.
Utilities - Mains Electric, Gas and Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - E
EPC Rating - C