



Flat A, 12 Eldon Place, Bournemouth, Dorset BH4 9AZ

£285,000

brown & kay



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## THE PROPERTY

A fantastic opportunity to purchase this charming two bedroom garden apartment, ideally located in the heart of the highly desirable Westbourne area. This beautiful and tastefully decorated home offers an abundance of character features and, in brief, comprises a pleasant sitting room with direct access to the garden, an extremely spacious and well fitted kitchen also opening onto the outdoor space, two well-proportioned bedrooms, with the principal bedroom benefiting from a bay window and feature fire surround, and a modern bathroom. A particular highlight of this property is the private courtyard style garden, thoughtfully laid with decking for ease of maintenance. Early viewing is highly recommended.

Occupying a super position in the heart of Westbourne, renowned for its laid back vibe and eclectic mix of cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer food hall.

For beach lovers, you can enjoy a leisurely stroll through the leafy Chines which meander directly on to miles upon miles of impressive sandy shores with promenade stretching from the famous Sandbanks one way, to Bournemouth and beyond in the other. The area is also well catered for with bus services operating to surrounding areas and main line train stations at nearby Branksome and Bournemouth town.

## MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - Remainder of 999 years
- Service Charge - As and When
- Buildings Insurance - £1,206.74 (third payable)
- Management Agent - Self managed
- Pets - We have been advised that pets are permitted, buyers will need to satisfy themselves on this as we have not seen sight of the lease.
- Parking - Street Parking
- Utilities - Gas, Electricity and Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band B
- EPC Rating - D

## KEY FEATURES

- GROUND FLOOR GARDEN APARTMENT
- HEART OF WESTBOURNE LOCATION
- WELL PRESENTED HOME
- TWO BEDROOMS
- LIVING ROOM WITH ACCESS TO GARDEN
- GOOD SIZE FITTED KITCHEN ALSO WITH OUTSIDE ACCESS
- MODERN BATHROOM
- CHARACTER FEATURES
- TENURE - SHARE OF FREEHOLD
- A MUST SEE PROPERTY

INCLUDING COVERED AREA AND COURTYARD  
TOTAL FLOOR AREA: 1156 sq.ft. (107.4 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		76
D	(55-68)	67	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	