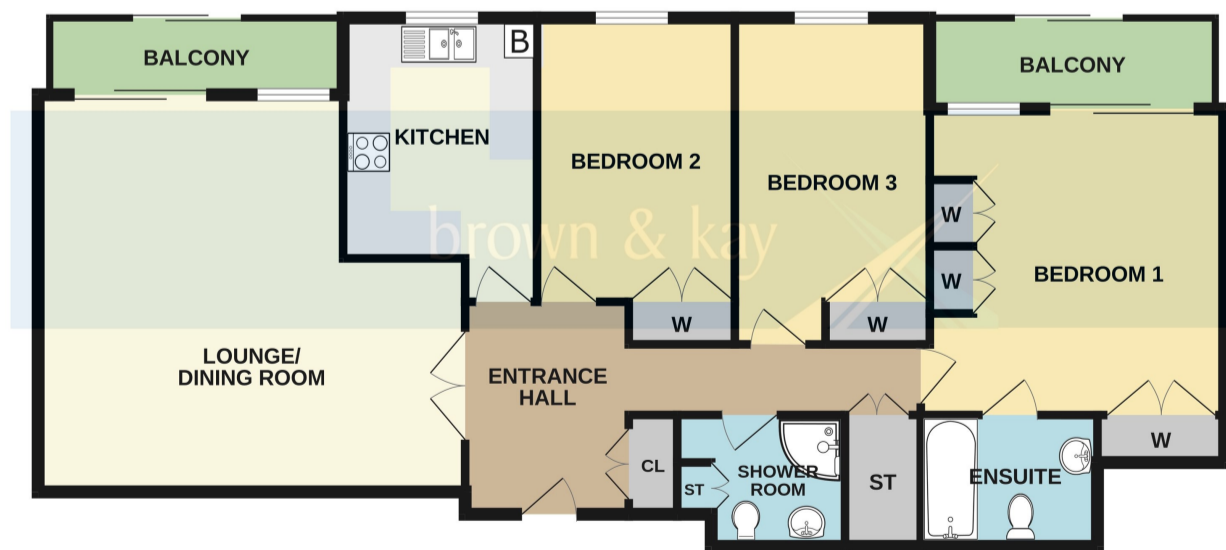




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1116 sq.ft. (103.6 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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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, Earlswood 21 Clarendon Road, WESTBOURNE BH4 8AL

£385,000

The Property

Brown and Kay are delighted to market for sale this beautifully presented apartment ideally located on the sought after Golden Grid of Westbourne. The home occupies a second floor position with lift access, and affords bright and generously proportioned accommodation, the well planned layout boasts a good size lounge/dining room with access to an enclosed balcony, a well fitted kitchen, a master bedroom with an en-suite bathroom plus an additional enclosed balcony, two further bedrooms and main shower room. The property also has the benefit of a garage and a share of the freehold, and with no onward chain this would make a great property choice.

Earlswood is a popular development ideally positioned on the desirable Golden Grid, being within level walking distance of Westbourne which offers a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well served with bus services operating to surrounding areas and local train stations at both Branksome and Bournemouth. Explore a little further and you can enjoy walks through the leafy Chines which meander directly on to miles upon miles of sandy shores and scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

COMMUNAL ENTRANCE HALL

Secure entry system, lift access to the second floor.

ENTRANCE HALL

Generous hallway with cloaks storage cupboard, double opening doors to the lounge/dining room.

LOUNGE/DINING ROOM

19' 5" x 18' 10" (5.92m x 5.74m) A lovely room with feature fireplace, window and door to the balcony.

ENCLOSED BALCONY

11' 10" x 4' 1" (3.61m x 1.24m) Enclosed balcony allowing for year round use, sliding doors with balustrade surround, electric blinds.

KITCHEN

11' 2" x 8' 10" (3.40m x 2.69m) Well fitted with a range of wall and base units with work surfaces, double sink, space for washing machine, oven with extractor above, undercounter fridge/freezer to remain, window to the rear with electric blind.

BEDROOM ONE

13' 11" x 13' 5" (4.24m x 4.09m) Built in wardrobes, sliding doors to enclosed balcony.

ENCLOSED BALCONY

11' 4" x 4' 7" (3.45m x 1.40m) Enclosed balcony allowing for year round use, sliding doors with balustrade surround, electric blinds.

EN-SUITE BATHROOM

Suite comprising bath, wash hand basin and w.c.

BEDROOM TWO

15' 0" x 8' 11" (4.57m x 2.72m) Window to the rear, built-in wardrobe.

BEDROOM THREE/DINING ROOM

12' 11" x 9' 0" (3.94m x 2.74m) Window to the rear, built-in wardrobe.

SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and w.c., storage cupboard.

COMMUNAL GROUNDS

Earlswood sits in well tended communal grounds with areas of lawn and mature planting.

GARAGE

In block.

TENURE - SHARE OF FREEHOLD

Length of Lease - 979 years remaining

Maintenance - £1,150.00 is payable every 6 months

Management Agent - Foxes Property Management

COUNCIL TAX - BAND D