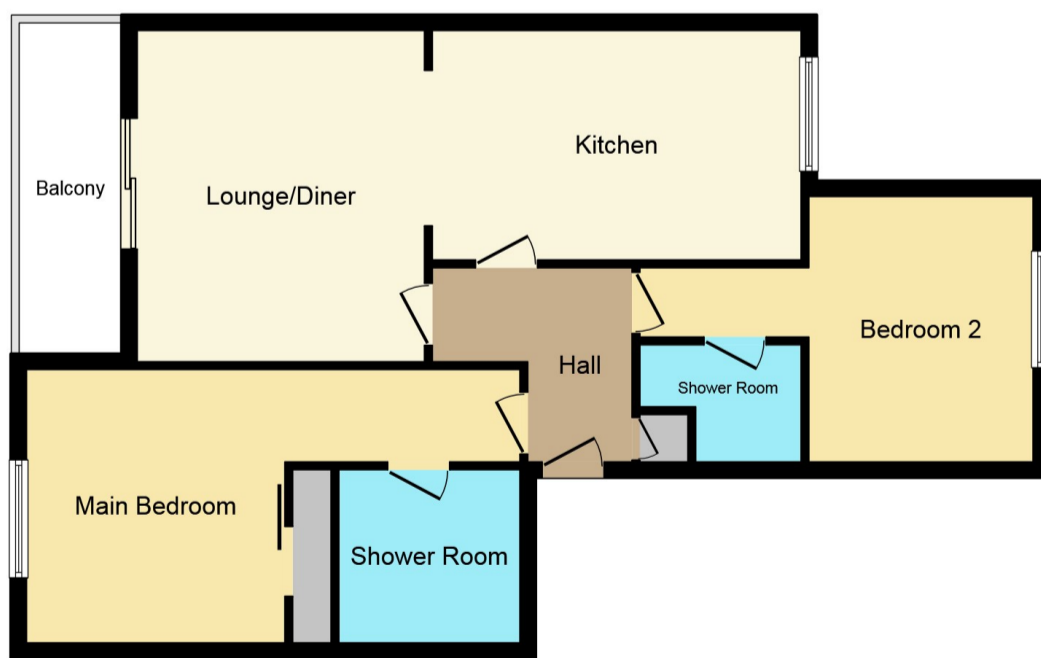




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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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 32, Norton Grange 26 Lindsay Road, BRANKSOME PARK BH13 6BD

£260,000

### The Property

Brown and Kay are delighted to market for sale this well presented two bedroom apartment offered for sale with no forward chain. The home is positioned on the third floor and enjoys generous and well presented accommodation with benefits to include a 19' lounge, a well appointed fully integrated kitchen, and two bedrooms both with en-suites. Furthermore, there is a garage and a share of the freehold making this a must see home.

The property occupies a super position being within walking distance of Westbourne village which offers an abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Chine walks which meander through to glorious sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other is also close by. Local rail station with main line links to London Waterloo is also readily available in Branksome.

### AGENTS NOTE - VIEWING - PARKING

Please note PARKING is managed by way of a 'VISITOR PARKING PERMIT' which must be clearly displayed on a dashboard.

### COMMUNAL ENTRANCE HALL

With secure entry system through to well maintained communal areas. Stairs or lift to the third floor.

### ENTRANCE HALL

Storage cupboard.

### LOUNGE/DINING ROOM

19' 3" x 13' 0" (5.87m x 3.96m) maximum measurements. Double glazed doors to balcony, dining area with space for table and chairs, radiator.

### BALCONY

Good size balcony with pleasant aspect.

### KITCHEN

12' 0" x 8' 9" (3.66m x 2.67m) Double glazed window, excellent range of contemporary wall and base units with integrated dishwasher, washing machine and fridge/freezer, work surface with inset hob, oven, further wall cupboards, cupboard housing boiler.

### BEDROOM ONE

15' 0" x 10' 9" (4.57m x 3.28m) Double glazed window to the rear aspect, built-in wardrobes.

### EN-SUITE SHOWER ROOM

7' 8" x 7' 3" (2.34m x 2.21m) Shower cubicle with wall mounted shower, low level w.c., wash hand basin inset in vanity unit, tiled walls and floor.

### BEDROOM TWO

9' 1" to wardrobe front x 8' 2" (2.77m x 2.49m) Double glazed window to the front aspect, range of built-in wardrobes.

### EN-SUITE SHOWER ROOM

Low level w.c., wash hand basin inset in to vanity unit, shower cubicle, tiled walls and flooring.

### OUTSIDE

Norton Grange occupies beautifully tended grounds with lawn and flower and shrub borders.

### GARAGE

In block to the rear.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 1983  
Maintenance - Approximately £2,500 per annum

### COUNCIL TAX - BAND D