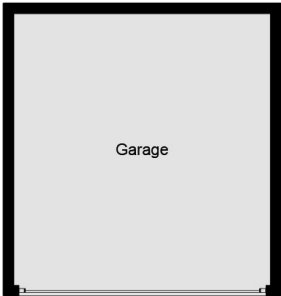




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan



Garage



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

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.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292





Flat 3, Foxdene 5 Balcombe Road, BRANKSOME PARK BH13 6DX

Offers in Excess of £550,000

The Property
Brown and Kay are pleased to market this bright and airy apartment situated in this sought after, purpose built development. The home occupies a first floor position and affords generously proportioned accommodation throughout with benefits to include a good size entrance hall with storage, a dual aspect lounge, separate dining area with access to the balcony, spacious kitchen/breakfast room, master bedroom with dressing area and en-suite shower room, two further bedrooms and principal bathroom. Additionally, there are well maintained grounds, a double garage, share of the freehold and with no forward chain this would make a wonderful main home or holiday home alike.

Foxdene is well positioned in the highly desirable area of Branksome Park close to golden sandy beaches and promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other. Westbourne village 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 is also close by as are bus services which operate to surrounding areas.

- COMMUNAL ENTRANCE HALL**
Stairs and lift to the first floor.
- ENTRANCE HALL**
A generous hallway with storage.
- LOUNGE**
17' 6" x 13' 6" (5.33m x 4.11m) Double glazed front and side aspect windows with pleasant sunny outlook, radiators, arch to dining room.
- DINING ROOM**
13' 1" x 10' 8" (3.99m x 3.25m) Front aspect with double glazed doors to Balcony.
- BALCONY**
15' 1" x 6' 10" (4.60m x 2.08m) Pleasant sunny aspect over communal gardens, space for table and chairs.
- KITCHEN/BREAKFAST ROOM**
15' 5" x 11' 5" (4.70m x 3.48m) Dual aspect windows, well fitted with a range of wall and base units with work surfaces, integrated appliances and space for table and chairs.
- BEDROOM ONE**
14' 11" to wardrobes x 13' 6" (4.55m x 4.11m) Double glazed window, radiator, built-in wardrobes with hanging, shelving and drawer space.
- DRESSING AREA**
Built-in wardrobes with hanging and shelving space.
- EN-SUITE SHOWER ROOM**
Double glazed window, vanity style wash hand basin with storage below, low level w.c. and shower cubicle.
- BEDROOM TWO**
11' 11" x 9' 9" (3.63m x 2.97m) to wardrobe. Double glazed window, built-in wardrobes with hanging, shelving and drawer unit.

- BEDROOM THREE**
11' 9" x 11' 2" (3.58m x 3.40m) Double glazed window, radiator.
- BATHROOM**
Double glazed window, suite comprising panelled bath, vanity wash hand basin with cupboards below, inset w.c. and shower cubicle with wall mounted shower.
- OUTSIDE**
Foxdene occupies well tended landscaped gardens with good size lawn areas, well stocked flower shrub areas. There are parking spaces for visitors.
- DOUBLE GARAGE**
18' 0" x 17' 0" (5.49m x 5.18m) Electric up and over door, power and lighting.
- MATERIAL INFORMATION**
Tenure - Share of Freehold
Length of Lease - Remainder of a 999 year lease
Maintenance - £2,600.00 per annum payable as two payments - March (£1,300) & September (£1,300)
Management Agent - To be confirmed
Holiday Lets & Pets - Neither are permitted within the terms of the lease.
Parking - Double Garage
Utilities - Mains Electric, Gas & Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band F
EPC Rating - B