



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 79        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 50                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

TOTAL FLOOR AREA: 990sq.ft. (92.0 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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## Flat 9, Belvoir Park 3 The Avenue, BRANKSOME PARK BH13 6AD

**£300,000**

### The Property

Brown and Kay are delighted to market this three bedroom apartment ideally located within a short walk of Westbourne village. The home sits on the second floor and boasts generously arranged accommodation to include a more than generous 24' lounge/dining room with access to balcony, well fitted kitchen/breakfast room with appliances, master bedroom with en-suite, two further bedrooms and four piece bath/shower room. Furthermore, there is a garage conveyed with the apartment and together with no forward chain this would make a great property choice.

The property occupies a fantastic position just a moments walk to the bustling village 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. Explore a little further and you can enjoy leisurely strolls through the leafy Chines which meander directly down to miles upon miles of impressive sandy beaches and scenic promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The area is also well served with bus services operating to surrounding areas and train stations at both Branksome and Bournemouth.

### COMMUNAL ENTRANCE HALL

Secure entry with lift to the second floor.

### ENTRANCE HALL

With doors to the following:-

### LOUNGE/DINING ROOM

24' 7" x 13' 0" (7.49m x 3.96m) narrowing to 9'6" in the dining area. Rear aspect UPVC double glazed window to the front aspect, UPVC double glazed door to the balcony, radiator.

### BALCONY

Front facing overlooking the communal grounds.

### KITCHEN/BREAKFAST ROOM

12' 7" x 8' 7" (3.84m x 2.62m) Well fitted and equipped with a range of wall and base units with work surfaces over, integrated washing machine, fridge freezer, oven, microwave and electric hob.

### BEDROOM ONE

12' 0" x 12' 0" (3.66m x 3.66m) Front aspect double glazed window, radiator, door to the en-suite.

### EN-SUITE SHOWER ROOM

Suite comprising shower, w.c. and wash hand basin. Heated towel rail.

### BEDROOM TWO

10' 4" x 8' 6" (3.15m x 2.59m) Rear aspect UPVC double glazed window, radiator, built-in wardrobe.

### BEDROOM THREE

8' 3" x 7' 8" (2.51m x 2.34m) Rear aspect UPVC double glazed window, radiator, built-in wardrobe.

### BATH & SHOWER ROOM

Suite comprising panelled bath, wash hand basin, concealed w.c. and shower cubicle.

### COMMUNAL GROUNDS

Belvoir Park sits in well tended communal grounds.

### GARAGE

Located in a block.

### TENURE - LEASEHOLD

Length of Lease - 128 years remaining  
Maintenance - 2 separate payments, £1,020 per annum & £600 per annum

### COUNCIL TAX - BAND D