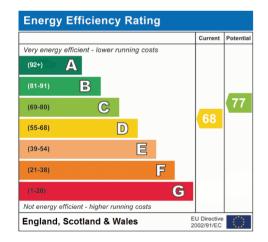
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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or 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 firms 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

Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 7, Evesham Court 44 The Avenue, BRANKSOME PARK BH13 6HE

£400,000

The Property

Brown and Kay are pleased to market this extremely spacious three double bedroom apartment situated in the highly sought after area of Branksome Park. The home sits on the top floor of this low rise development with the added benefit of lift access, and whilst in need of updating, this home offers generously proportioned accommodation with the benefit of a balcony, ensuite bathroom and a garage. With no forward chain and 174 years remaining on the lease, this is an excellent proposition for a buyer looking to tailor a home to suit their own tastes. AGENTS NOTE - PETS & HOLIDAY LETS Neither pets nor holiday lets are permitted.

COMMUNAL ENTRANCE HALL With secure entry and lift to the top floor.

ENTRANCE HALL Storage cupboards.

LIVING ROOM

25' 0" x 11' 10" (7.62m x 3.61m) Rear aspect double glazed door to balcony, radiator, archway to dining room.

BALCONY Overlooking the gardens.

DINING ROOM

BEDROOM THREE

12' 0" x 10' 2" (3.66m x 3.10m) Front aspect UPVC double glazed window, radiator.

BATHROOM

Suite comprising bath, wash hand basin and w.c. UPVC double glazed window and radiator.

COMMUNAL GROUNDS

Evesham Court occupies well tended communal grounds with lawn and established surround.

GARAGE Located in a block, there is parking for visitors.

TENURE - SHARE OF FREEHOLD Length of Lease - 199 years from 29th September

Evesham Court is well positioned in this desirable location ideally situated to take advantage of all the area has to offer. The vibrant village of Westbourne is within walking distance and boasts 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, there are also bus services operating to surrounding areas. Also within comfortable reach are miles upon miles of golden sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. 12' 0" x 9' 5" (3.66m x 2.87m) UPVC double glazed window, radiator, door to the kitchen.

KITCHEN

12' 0" x 9' 0" (3.66m x 2.74m) Fitted with a range of base and wall mounted units with work surfaces over, space for appliances.

BEDROOM ONE

14' 3" x 11' 11" (4.34m x 3.63m) Rear aspect UPVC double glazed window, built-in mirrored sliding wardrobes, door through to the en-suite bathroom.

EN-SUITE BATHROOM

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

BEDROOM TWO

15' 1" x 11' 11" (4.60m x 3.63m) Front aspect UPVC double glazed window, radiator, built-in wardrobes.

2001

Maintenance - £873.70 per quarter Ground Rent - £0 Management Agent - Burns Hamilton

COUNCIL TAX - BAND E