



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	68	
(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 : 1270sq.ft. (118.0 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 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, en-suite 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.

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.

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

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.

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 2001

Maintenance - £873.70 per quarter

Ground Rent - £0

Management Agent - Burns Hamilton

COUNCIL TAX - BAND E