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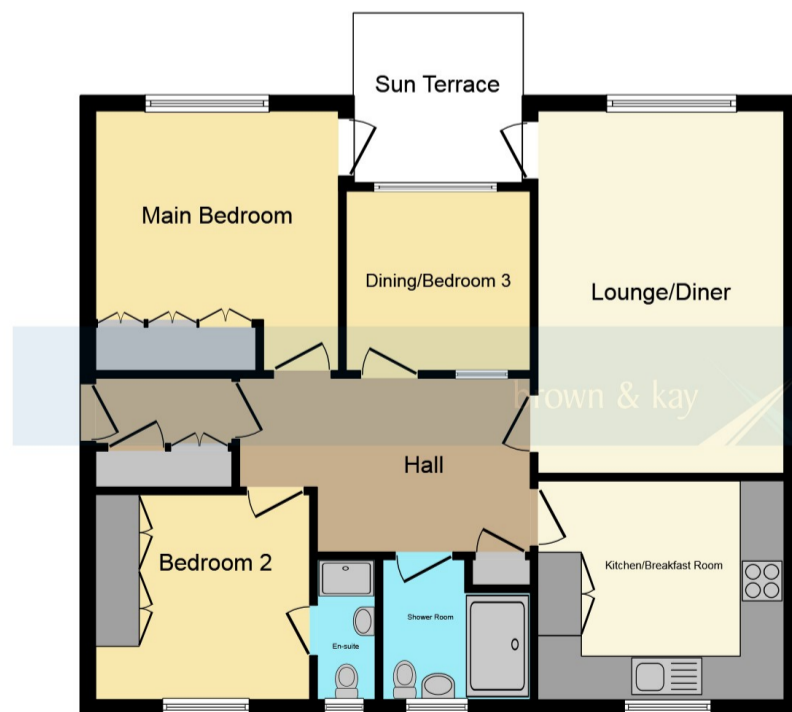
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Flat 36, Westerngate 11 The Avenue, BRANKSOME PARK BH13 6BB

Guide Price £350,000

### The Property

Brown and Kay are delighted to market this two/three bedroom apartment located on the fifth floor of this popular development. The home is offered for sale with no forward chain and benefits from bright and airy accommodation to include a generous hallway, good size lounge with door to balcony, dining room/bedroom three, well fitted kitchen/breakfast room, two bedrooms, en-suite shower room and additional shower room. Furthermore, there is a garage and a share of freehold, this would make a great holiday home or main home alike.

Westerngate is well located in the sought after area of Branksome Park with glorious sandy beaches and miles upon miles of impressive promenade closeby. The bustling village of Westbourne is also within close proximity and there you can enjoy 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. Regular bus services are also available from Westbourne and the local train station at Branksome is within reach too.

### COMMUNAL ENTRANCE

Secure entry system with stairs and lift to all floors, the subject apartment is situated on the fifth floor.

### ENTRANCE HALL

A generous entrance hall with storage cupboards.

### LOUNGE

16' 7" x 12' 8" (5.05m x 3.86m) Front aspect UPVC double glazed window, door to balcony, sliding doors to dining area, storage heater.

### DINING ROOM/BEDROOM THREE

11' 2" x 9' 1" (3.40m x 2.77m) Front aspect UPVC double glazed window, storage heater.

### KITCHEN/BREAKFAST ROOM

10' 2" x 10' 2" (3.10m x 3.10m) Well fitted with a range of wall and base units with roll edge work surfaces over, built-in four point electric hob and built-in electric oven, space and plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, UPVC double glazed window.

### BEDROOM ONE

11' 7" x 9' 5" (3.53m x 2.87m) UPVC double glazed window to the rear aspect, electric heater, sliding door to the en-suite.

### EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, wall mounted wash hand basin and low level w.c. Frosted double glazed window.

### BEDROOM TWO

12' 10" x 11' 10" (3.91m x 3.61m) Front aspect UPVC double glazed window, electric heater, door to balcony.

### SHOWER ROOM

Large walk in shower cubicle, concealed low level w.c. and wash hand basin. Double glazed window, heated chrome towel rail.

### COMMUNAL GROUNDS

Westerngate sits in well maintained communal grounds with areas of lawn and planting.

### GARAGE

A garage is conveyed with the apartment.

### VISITORS PARKING

Parking is available for visitors.

### TENURE - SHARE OF FREEHOLD

Length of Lease - Remainder of a 999 year lease  
Maintenance -

### COUNCIL TAX - BAND D