



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	80	81
(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	



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Flat 5, Dene Lodge 38 Western Road, BRANKSOME PARK BH13 6EU

£375,000

The Property

Brown and Kay are pleased to market this bright and airy three bedroom apartment situated in the sought after area of Branksome Park. Occupying a first floor position with the added benefit of lift access, this home affords generous and well proportioned accommodation to include a large open plan living/kitchen/breakfast room, a good size south facing balcony with lovely outlook and sunny aspect, three bedrooms, and a beautifully appointed en-suite shower room and main bathroom. Additionally, there is a garage and beautifully maintained grounds and would make a wonderful main home or holiday home alike.

Dene Lodge is situated in the highly sought after area of Branksome Park well positioned for all the area has to offer. Miles upon miles of sandy shores and scenic promenade are close by stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The bustling village of Westbourne with its eclectic mix of café bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer Food Hall is also within a short walk as well as the home being less than a mile to Branksome railway station..

AGENTS NOTE - PETS & HOLIDAY LETS

Pets - With prior permission from Aviv Court Residents Association
 Holiday Lets - To be advised

COMMUNAL ENTRANCE

Secure entry system with stairs or lift to the first floor.

L SHAPED ENTRANCE HALL

Double opening storage cupboard, radiator, video entry phone.

OPEN PLAN LIVING/KITCHEN/DINING

27' 6" x 14' 0" (8.38m x 4.27m) Kitchen/Breakfast Area - Fitted with a range of units with wood effect work tops, inset sink with drainer, integrated washing machine and dishwasher, space for American style fridge/freezer, space for Range cooker, breakfast bar area, double glazed window to the side. Lounge Area - Double glazed window to the side, radiator, double glazed sliding doors to the balcony.

BALCONY

22' 11" (6.99m) in length. A generous balcony with lovely outlook over the communal gardens.

BEDROOM ONE

14' 7" x 10' 0" (4.45m x 3.05m) Double glazed window to the rear and door to balcony, double opening wardrobe, radiator.

EN-SUITE SHOWER ROOM

Suite comprising wash hand basin, 'Rainfall' shower with hand held side shower head, feature tiling to walls and floor

BEDROOM TWO

14' 0" x 10' 0" (4.27m x 3.05m) Double glazed window, radiator, double opening wardrobe.

BEDROOM THREE/STUDY

10' 1" x 9' 2" (3.07m x 2.79m) Double glazed window, radiator.

FAMILY BATH & SHOWER ROOM

10' 5" x 7' 9" (3.17m x 2.36m) Beautifully appointed with walk-in shower with wall mounted 'Rainfall' shower, panelled bath, wash hand basin, inset w.c., matching tiling to walls and floor, display nook, heated towel rail.

OUTSIDE

Dene Lodge sits in well tended communal gardens with areas of lawn, flower and shrub beds and trees.

GARAGE

In block.

TENURE -

Length of Lease - 900 plus years remaining
 Maintenance - £250.00 per month
 Management Agent - Aviv Court Residents Association

COUNCIL TAX - BAND E