



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>	73	79
(55-68)	<b>D</b>		
(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 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 4 Haydon Gardens 2 Haydon Road, BRANKSOME PARK BH13 6JB

£325,000

### The Property

Enjoying a first floor position within this character building, this delightful apartment presents a wonderful opportunity to reside in one of the most sought-after beach locations. Being just one of only six apartments, this home affords a bright and tastefully decorated interior and boasts a recently fitted kitchen with its sleek design, contemporary units and stylish flooring. Additionally, there is a generous lounge and two double bedrooms and together with parking and a share of freehold this is a must see home.

The property is well located in the sought after area of Branksome Park with its picturesque surroundings and close proximity to golden sandy beaches stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Also within comfortable reach is the bustling village of Westbourne with its abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

### AGENTS NOTE - PETS & HOLIDAY LETS

Neither pets nor holiday lets are permitted within the terms of the lease.

### COMMUNAL ENTRANCE

Secure entry system through to communal hallway with stairs to the first floor.

### ENTRANCE HALL

With radiator and doors to all rooms.

### LOUNGE

15' 1" x 12' 11" (4.60m x 3.94m) With rear aspect elevation, opening through to the kitchen.

### STUNNING KITCHEN

10' 11" x 9' 11" (3.33m x 3.02m) Beautifully appointed with a contemporary range of coloured wall and base units with sleek work surfaces and Herringbone style flooring, fully fitted with appliances and inset sink unit. Return breakfast bar with space for seating.

### BEDROOM ONE

16' 1" x 11' 3" (4.90m x 3.43m) Front aspect window, radiator.

### BEDROOM TWO

10' 1" x 10' 1" (3.07m x 3.07m) Front aspect window, radiator.

### BATHROOM

Side aspect Velux window, suite comprising low level w.c., pedestal wash hand basin and panelled bath with mixer tap and shower attachment, door to the airing cupboard.

### SOUTH FACING COMMUNAL GARDEN

Set well within tended mature grounds with an electric gate approach. Beautiful south facing communal garden, with use of patio furniture. Also large garden storage shed included with the flat.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 991 years remaining  
Service Charge - £1,920.00 per annum

### PARKING AND VISITOR PARKING

There is an allocated parking space, plus visitor parking.

### COUNCIL TAX - BAND D