



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(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	



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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 3, 35 Nelson Road, POOLE, Dorset BH12 1ES

£300,000

The Property

This beautiful private ground-floor garden apartment has been recently refurbished. It features a spacious open-plan living/kitchen/dining area with French doors that lead out to a large private wrap-around deck and into the communal private garden, perfect for outdoor enjoyment. The apartment includes two good-sized bedrooms, a bathroom, and allocated parking. It has a pet-friendly policy, subject to approval from other owners, making it an ideal choice for animal lovers.

Located on Nelson Road, this apartment offers a peaceful and secluded environment within walking distance of the vibrant village of Westbourne. Westbourne is known for its charming mix of cafe bars, restaurants, and boutique shops, as well as convenient access to the golden sandy beaches and promenades stretching towards Bournemouth and Sandbanks.

With modern decor, a share of the freehold, low ground rent, and its convenient location, this apartment presents a unique opportunity not to be missed. It would suit a couple, a shared purchase, or a rental property for students or professionals. The area is well-served by bus services and local train stations at Branksome, Poole, and Bournemouth, providing easy access to surrounding areas.

AGENTS NOTE - PETS AND HOLIDAY LETS

Pets - Permitted under the usual terms of approval.
 Holiday Lets - Permitted with consent from other owners, our client has carried out Air BnB in the past.
 Please note we have not seen sight of the lease to verify the above, prospective buyers must satisfy themselves fully.

ENTRANCE HALL

OPEN PLAN LIVING/KITCHEN/DINING

18' 7" x 17' 1" (5.66m x 5.21m) Ideal for modern living, a bright and spacious room with French doors leading onto private wrap around decking area. The kitchen is well equipped with a range of wall and base units with contrasting work surfaces and hardware, feature tiling, fitted appliances.

LARGE PRIVATE WRAP AROUND DECK

A particular feature of the home is the private, wrap around deck which provides an ideal space for outside living/entertaining, with outlook over the gardens. Space for garden shed/storage. NB - The decking was replaced circa 2 years ago, so in good repair.

BEDROOM ONE

11' 10" x 11' 3" (3.61m x 3.43m) Double glazed window, radiator.

BEDROOM TWO

14' 6" x 8' 1" (4.42m x 2.46m) Window to the rear aspect, radiator.

BATHROOM

Suite comprising bath with shower screen and shower, pedestal wash hand basin and w.c.

ALLOCATED PARKING

There is an allocated parking space.

COMMUNAL GARDEN

There is a large communal lawn with mature surrounding trees for the use of the residents.

TENURE - SHARE OF FREEHOLD

Length of Lease - Currently extending the existing lease to 99 years

Maintenance - £600 per annum

Management Agent - Self Managed

COUNCIL TAX - BAND B