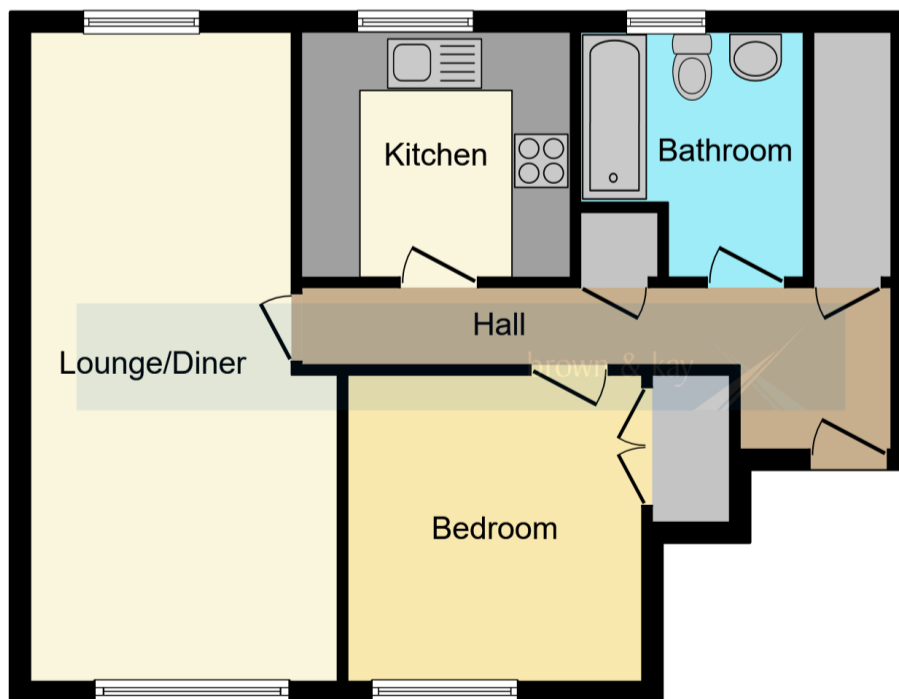


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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



rightmove
find your happy

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.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 9, Russell Mount 28-30 Branksome Wood Road, Bournemouth BH4 9JN

£180,000

The Property

Brown and Kay are pleased to market this well presented second floor apartment located moments from Bournemouth Gardens, the town centre and beach beyond. The apartment boasts generous accommodation and benefits from a good size lounge/dining room featuring a large floor to ceiling window, a well fitted kitchen with integrated appliances, a double bedroom and bathroom. Furthermore, there is an underground parking space and together with a share of freehold this would make an excellent main home or lock up and leave holiday home.

Russell Mount is well positioned within this sought after location ideally placed for all the area has to offer. Moments away are Bournemouth Gardens where you can enjoy a leisurely stroll along the stream directly in to the bustling town of Bournemouth with stunning gardens and beaches beyond. The vibrant village of Westbourne is also within comfortable reach and here you can indulge in the many wine and cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well served with bus services operating to surrounding areas and main line rail station located at Bournemouth with links to London Waterloo.

AGENTS NOTE - LETTINGS

Under the terms of the lease, the property can only be let for a maximum of three years at a time, with a 12 month break - this is our understanding, any prospective 'buy to let' investor must satisfy themselves fully.

COMMUNAL ENTRANCE HALL

Secure entry system, stairs and lift to the second floor.

ENTRANCE HALL

Entry phone, generous storage cupboard.

LOUNGE/DINING ROOM

22' 8" max x 10' 8" (6.91m x 3.25m) A good size lounge/dining room featuring a large floor to ceiling double glazed window with pleasant outlook, further double glazed window.

KITCHEN

9' 1" x 6' 8" (2.77m x 2.03m) maximum measurements. Well fitted with a range of matching wall and base units with work surfaces over, inset single drainer sink unit, built-in electric oven and gas hob with cooker hood over, integrated dishwasher and fridge/freezer, space for washing machine, double glazed window to the front aspect.

BEDROOM ONE

10' 3" x 10' 3" (3.12m x 3.12m) Double glazed window to the side aspect, built-in cupboard.

BATHROOM

Modern suite comprising bath with mixer taps and shower, wash hand basin with vanity unit, w.c., towel radiator.

UNDERGROUND PARKING SPACE

TENURE - SHARE OF FREEHOLD

Length of Lease - 959 years remaining
Maintenance - £510 per quarter
Management Agent - To be confirmed

COUNCIL TAX - BAND B