



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(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 41 Russell Mount 28-30 Branksome Wood Road, Bournemouth, Dorset BH4 9JN

£210,000

The Property

Brown and Kay are pleased to market this two bedroom apartment ideally positioned backing on to Bournemouth Gardens and within walking distance of the town centre and beach. The home is located on the fourth floor with lift access and boasts bright and airy accommodation to include a 21'11" lounge/dining room with feature full drop window, modern fitted kitchen, two double bedrooms and bathroom. Additionally, there is an underground allocated parking space and together with no forward chain this would make a great property choice.

Russell Mount occupies a super position backing on to Bournemouth Gardens and being within walking of the town centre with its wide and varied range of shopping and leisure pursuits, and miles upon miles of stunning sandy beaches beyond. Also within comfortable reach is Westbourne village which offers a more laid back vibe with an eclectic mix of boutique shops, cafe bars and restaurants together with the usual high street names such as Marks and Spencer food hall. For transport links, bus services from Bournemouth and Westbourne operate to surrounding areas and Bournemouth train station is also within close proximity.

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

Secure entry with lift to the fourth floor.

ENTRANCE HALL

Airing cupboard.

LOUNGE/DINING ROOM

21' 11" x 10' 4" (6.68m x 3.15m) narrowing to 7'10" in the dining area. Side and rear aspect UPVC double glazed windows, electric heater.

KITCHEN

9' 7" x 8' 6" (2.92m x 2.59m) Range of wall and base units with work surfaces over, space for electric cooker, space for washing machine, dishwasher and fridge/freezer. UPVC double glazed window.

BEDROOM ONE

10' 3" x 8' 7" (3.12m x 2.62m) upto built-in wardrobes. UPVC double glazed window, electric heater.

BEDROOM TWO

8' 8" x 8' 3" (2.64m x 2.51m) UPVC double glazed window, electric heater, dressing area measuring 5'8" x 3'5".

BATHROOM

Suite comprising panelled bath with glass shower screen, wash hand basin and w.c. UPVC double glazed window.

COMMUNAL GROUNDS

Russell Mount occupies well tended grounds.

UNDERGROUND ALLOCATED PARKING

There is an allocated underground parking space.

TENURE - LEASEHOLD

Length of Lease - 999 years from 25th March 1983
Maintenance - £485 per quarter plus £25 per quarter sinking fund
Management Agent - Bonita One Management Ltd

COUNCIL TAX - BAND B