



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(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	



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 3, Cranborne Court 35 Marlborough Road, WESTBOURNE BH4 8DF

£285,000

The Property

Brown and Kay are delighted to market this beautifully presented two bedroom apartment located on the highly sought after 'Golden Grid' of Westbourne. Occupying a first floor position within this low rise development, the home features a delightful lounge/dining room with south/westerly aspect, a fitted kitchen, two double bedrooms and bathroom. Furthermore, there is a garage, a share of freehold and with no forward chain this home would make an excellent property choice, whether it be a main home or lock up and leave holiday home.

Cranborne Court is well positioned on the desirable Golden Grid ideally placed for all the area has to offer. Within a level walk you will find the bustling village of Westbourne which boasts an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Explore in the opposite direction and you can enjoy leafy walks through the Chines directly on to miles upon miles of sandy shores and scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. With transport in mind, the area is well catered for with bus services operating to surrounding areas and train stations located at nearby Branksome and Bournemouth.

AGENTS NOTE

Our client has advised the apartment benefits from the following:-
 'True end to end superfast optical fibre internet by City Fibre'
 Recent new gas boiler
 All balcony floors recently renewed and sealed
 Parking of one car is allowed in the garage or in the grounds (outside of the garage). Adequate parking is available for visitors.
 If any further information is required on the above, i.e. dates (boiler and balcony upgrades) please contact us.

PETS & HOLIDAY LETS

Pets & Holiday Lets are not permitted under the terms of the lease.
 Subletting is also prohibited.

COMMUNAL ENTRANCE HALL

Secure entry system with stairs to the first floor.

ENTRANCE HALL

Multiple storage cupboards and doors to the following rooms:-

LOUNGE/DINING ROOM

19' 11" x 13' 8" (6.07m x 4.17m) narrowing to 10'2 in the dining area. A particular feature of the apartment is the lovely lounge/dining room which enjoys a south westerly aspect allowing lots of natural light, door to the balcony.

BALCONY

Enjoying a pleasant aspect over the communal gardens.

KITCHEN

10' 2" x 8' 0" (3.10m x 2.44m) Well fitted and equipped with a modern range of units comprising wall and base units with contrasting work surfaces and complimentary back panel, inset single drainer sink unit with double glazed window over, range of integrated appliances, useful opening to the dinning area.

BEDROOM ONE

11' 10" x 11' 7" (3.61m x 3.53m) Fitted wardrobes, radiator.

BEDROOM TWO

11' 7" x 8' 10" (3.53m x 2.69m) Radiator.

BATHROOM

Suite comprising bath with wall mounted shower and glass screen, low level w.c. and wall mounted wash hand basin.

COMMUNAL GROUNDS

Cranborne Court sits in well tended grounds with area of lawn and established planting.

GARAGE, PARKING & VISITOR PARKING

With light and useful power connected.
 In terms of the parking, our client has supplied us with the following comment:-
 ***'Parking of one car is allowed in the garage or in the grounds (outside of the garage). Adequate parking is available for visitors'.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 01/01/2003
 Maintenance - £2,200 per annum (paid quarterly)
 Management Agent - To be confirmed

COUNCIL TAX - BAND C