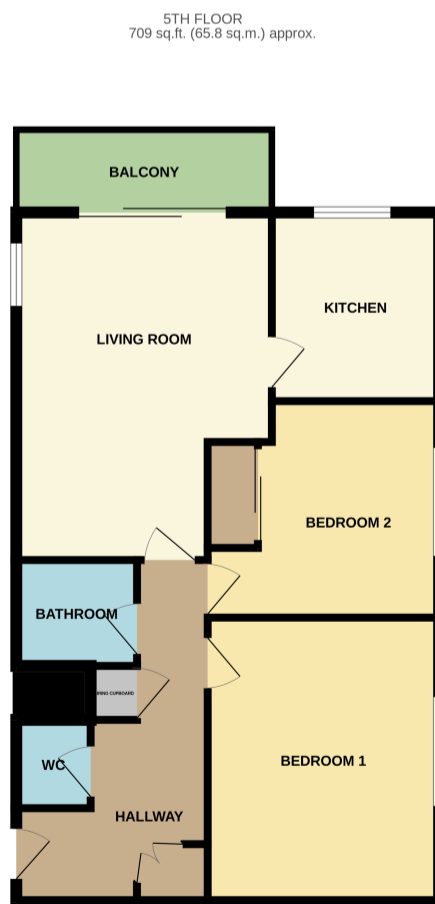




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 709 sq.ft. (65.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 52, Lissenden 1 Burton Road, BRANKSOME PARK BH13 6DS

£185,000

### The Property

Brown and Kay are pleased to market this two bedroom apartment positioned on the fifth floor and offered for sale with no forward chain. Currently there is a low lease remaining, however the apartment does have benefits to include a 17' living/dining room, balcony with a pleasant aspect, modern fitted kitchen, two generous bedrooms, bathroom, separate w.c. and a garage.

Lissenden occupies a great position being a level walking distance in to Westbourne Village which offers a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Leafy Chine walks meander directly to the beach with miles upon miles of promenade which stretches to Bournemouth and beyond in one direction and the famous Sandbanks in the other. Tesco shopping store is moments away as is the local train station in nearby Branksome, bus services are also within reach.

### AGENTS NOTE - DETAILS

Please note we are unable to have these details signed off.

### COMMUNAL ENTRANCE

With secure entry phone, stair and lift to the fifth floor.

### ENTRANCE HALL

Radiator, double opening storage cupboard, airing cupboard housing pre-lagged hot water tank with shelving over.

### LIVING/DINING ROOM

17' 3" x 12' 8" (5.26m x 3.86m) Side aspect frosted window, double glazed sliding doors to the balcony, two radiators, access to the kitchen.

### BALCONY

12' 8" x 4' 1" (3.86m x 1.24m) Enclosed by balustrade, pleasant aspect.

### KITCHEN

9' 4" x 8' 4" (2.84m x 2.54m) A modern fitted kitchen with a good range of matching wall and base units with work surfaces over, inset electric hob and built-in oven with extractor over, integrated fridge and freezer, integrated washing machine. Cupboard housing boiler which serves the hot water and central heating, double glazed window, radiator.

### BEDROOM ONE

14' 1" x 11' 6" (4.29m x 3.51m) Double glazed window, radiator, full range of fitted bedroom furniture with triple wardrobe, adjacent dressing unit with cupboards over, further triple wardrobe with drawer unit.

### BEDROOM TWO

11' 6" x 10' 9" (3.51m x 3.28m) Side aspect double glazed window, radiator, fitted sliding double door mirror fronted wardrobe.

### BATHROOM

Modern suite comprising panelled bath with mixer tap and tiled surround, wash hand basin. Chrome heated towel rail and tiled floor.

### SEPARATE W.C.

W.C. and wall mounted wash hand basin. Tiled floor and walls.

### GARAGE

In nearby block with up and over door.

### COMMUNAL GROUNDS

Lissenden sits in communal grounds with visitor parking.

### TENURE - LEASEHOLD

Length of Lease - 99 years from 01/04/1980  
Service Charge - £600 is payable twice yearly  
Ground Rent - £200 per annum

### COUNCIL TAX - BAND C