



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(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	

TOTAL FLOOR AREA: 1180 sq.ft. (109.6 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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4TH FLOOR
1022 sq.ft. (95.0 sq.m.) approx.

NOT LOCATED IN EXACT POSITION
157 sq.ft. (14.6 sq.m.) approx.



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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 33, Sunset Lodge 30-32 The Avenue, BRANKSOME PARK BH13 6HG

£350,000

The Property

Brown and Kay are delighted to market this exceptionally spacious two bedroom apartment situated in the sought after area of Branksome Park. The home occupies a fourth floor position and offers generously proportioned accommodation to include a spacious lounge with access to a Westerly facing balcony, separate dining area, well fitted kitchen, two double bedrooms, bathroom and shower room. Additionally, there is a garage conveyed with the apartment and a share in the freehold.

Sunset Lodge is well positioned to take advantage of a level walk in to the bustling village of Westbourne with its 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. Regular bus services which operate to surrounding areas are also readily available as is Branksome train station. Glorious sandy beaches with miles upon miles of impressive promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other are also closeby.

AGENTS NOTE - PETS & HOLIDAY LETS

We are advised that pets and holiday lets are not permitted within the terms of the lease.

ENTRANCE HALL

Secure entry system, built-in cloaks cupboard with mirror fronted doors, radiator, linen cupboard.

LOUNGE

18' 4" x 13' 1" (5.59m x 3.99m) UPVC double glazed window, radiator, door to balcony and archway to dining room.

WEST FACING BALCONY

Tiled floor.

DINING ROOM

12' 3" x 9' 11" (3.73m x 3.02m) Radiator, UPVC double glazed window, return door to entrance hall.

FULLY FITTED KITCHEN

10' 3" x 9' 6" (3.12m x 2.90m) Fitted with a range of wall and base units with roll top work surfaces, inset one and a half bowl stainless steel sink unit with mixer tap, Bosch electric hob with extractor and light over, eye level double oven, Worcester wall mounted gas fired boiler providing hot water and central heating, UPVC double glazed window, space for upright fridge/freezer, space for washing machine and dishwasher.

BEDROOM ONE

13' 5" x 12' 8" (4.09m x 3.86m) Built-in mirror fronted cupboards with sliding doors, UPVC double glazed window, double glazed French door to balcony, radiator.

BEDROOM TWO

12' 0" x 10' 2" (3.66m x 3.10m) Built-in cupboard with mirror fronted sliding doors, UPVC double glazed window, radiator.

BATHROOM

Suite comprising bath with hand shower and mixer tap, fitted vanity unit with wash hand basin, cupboards and drawers below, and w.c. Fitted mirror with spotlights, medicine cabinet and glass shelving. UPVC double glazed frosted window, heated towel rail, tiled walls and floor.

SHOWER ROOM

Suite comprising large walk in corner shower, low level w.c. and vanity unit with cupboards and drawers below. Heated towel rail, mirror, tiled walls and floor, UPVC double glazed frosted window.

OUTSIDE

Sunset Lodge sits in delightful grounds with areas of lawn and mature shrubs and trees. To the front is a driveway with visitor parking, this leads to the garages.

GARAGE

A single garage with automatic up and over door is conveyed with the apartment.

TENURE - SHARE OF FREEHOLD

Length of Lease - To be confirmed
Maintenance - To be confirmed

COUNCIL TAX - BAND E