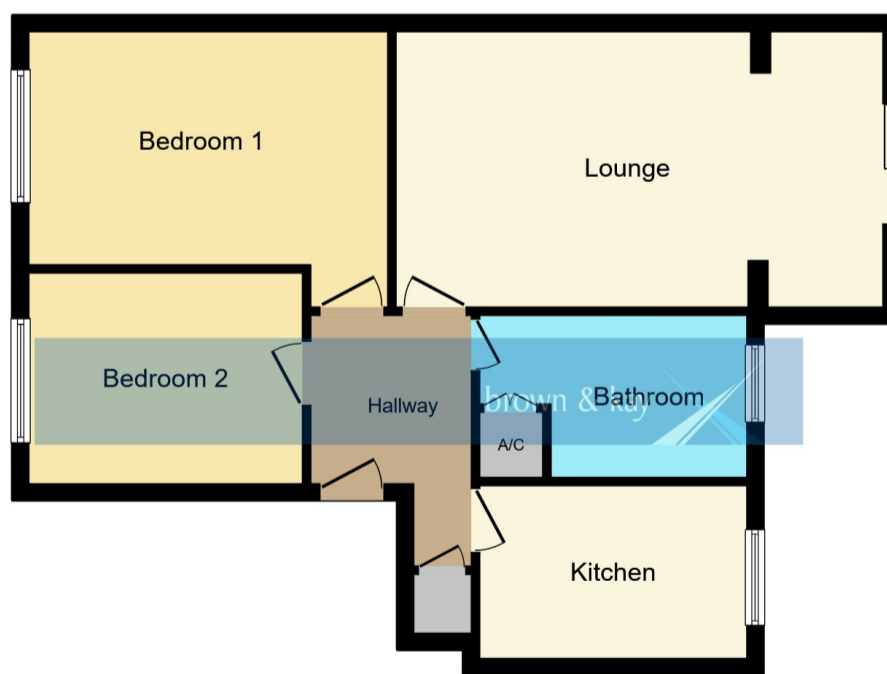




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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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 15, Woodlands 32 Lindsay Road, BRANKSOME PARK BH13 6BG

£245,000

The Property

Brown and Kay are delighted to market this two double bedroom ground floor apartment situated in the sought after area of Branksome Park. The property has been completely refurbished to include underfloor heating, and affords beautifully presented accommodation such as a well appointed kitchen with integrated appliances, a 21' living room with sliding doors overlooking the gardens, two good size bedrooms and a four piece bath/shower room. With a garage, a long lease remaining, and the added advantage of no forward chain, this is a must see home.

Woodlands is well situated for walking distance to Westbourne with its laid back ambiance and eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Leafy Chine walks are also close by and meander directly onto miles upon miles of impressive golden sandy beaches and promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other - a hotspot for water sport enthusiasts. Regular bus services which operate to surrounding areas are close by as is Branksome rail station with links to London Waterloo, and a Tesco shopping store is also readily available.

AGENTS NOTE - PETS

Pets are not permitted within the terms of the lease.

COMMUNAL ENTRANCE HALL

With secure entry system.

ENTRANCE HALL

Storage cupboard and doors to all rooms.

KITCHEN

10' 8" x 7' 0" (3.25m x 2.13m) Beautifully fitted with white gloss units, complementary oak worktops and stylish tiled surround, integrated appliances to include dishwasher, washing machine, fridge/freezer, induction hob with extractor over, and eye level integrated oven. Window to the rear and underfloor heating.

LIVING ROOM

21' 8" x 11' 0" (6.60m x 3.35m) Underfloor heating, sliding doors to the rear aspect overlooking the gardens.

BEDROOM ONE

14' 0" x 9' 8" (4.27m x 2.95m) Window to the front aspect, underfloor heating.

BEDROOM TWO

10' 9" x 7' 8" (3.28m x 2.34m) Window to the front, underfloor heating.

BATHROOM

Modern four piece suite comprising shower cubicle, bath, wash hand basin and w.c. Frosted window to the rear aspect, underfloor heating and airing cupboard.

GARAGE

Up and over door.

COMMUNAL GROUNDS & CASUAL PARKING

Well tended grounds with casual off road parking to the front and rear of the block.

TENURE - LEASEHOLD

Length of Lease - 146 years remaining
Service Charge - Approximately £1,925.00 per annum

Ground Rent - £50 per annum

Management Agent - Rebbeck Bros

COUNCIL TAX - BAND C