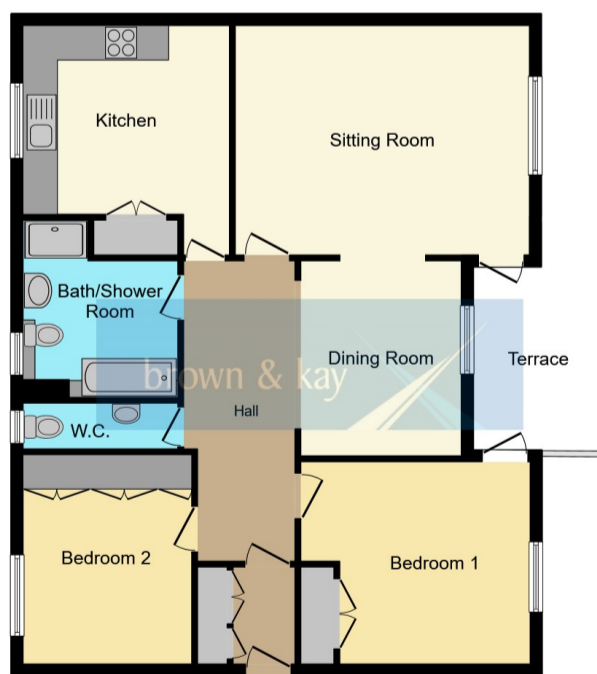




| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 55 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Floor Plan

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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Email: sales@brownandkay.co.uk **Web:** www.brownandkay.co.uk **Tel:** 01202 765995



Flat 38, Westerngate 11 The Avenue, BRANKSOME PARK BH13 6BB

£375,000

The Property

Brown and Kay are delighted to market this stunning two bedroom apartment located in the highly sought after area of Branksome Park. Conveniently positioned on the ground floor there is a stylish and contemporary finish throughout with emphasis on a bright and generously proportioned interior. The home affords many features to include a welcoming reception hall which is open plan to the dining area, a beautifully appointed kitchen, stylish bath/shower room plus a separate w.c., two double bedrooms both with fitted wardrobes and private terrace, and together with double glazing, electric radiators and a garage this home is a must see opportunity.

Branksome Park is a much sought after area well positioned to take advantage of all the area has to offer. Miles upon miles of impressive golden sandy beaches are closeby and there you can take a stroll along the promenade to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The bustling village of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer food hall is also close to hand.

AGENTS NOTE - HOLIDAY LETS AND PETS

Pets - Not permitted
Holiday Lets - To be advised

COMMUNAL ENTRANCE

With secure entry system, the apartment is located on the ground floor with door through to entrance lobby.

ENTRANCE LOBBY

With useful storage and door through to the reception hall.

RECEPTION HALL

A welcoming reception hall which is open plan to the dining area.

DINING AREA

11' 2" x 9' 2" (3.40m x 2.79m) Window to the rear and radiator, opening through to the living area.

LIVING ROOM

16' 10" x 13' 1" (5.13m x 3.99m) A most generous living room which is both bright and airy, window to the rear aspect and door opening to terrace, radiator.

TERRACE

10' 10" x 7' 3" (3.30m x 2.21m) Enjoying a pleasant outlook over the communal grounds.

KITCHEN

13' 1" x 11' 10" (3.99m x 3.61m) Beautifully appointed and equipped with an extensive range of contemporary units with contrasting work surfaces and stylish metro tiling surround, inset single drainer sink unit with large window above, range of fitted appliances, complimentary tiled flooring, space for table and chairs.

BEDROOM ONE

13' 1" x 12' 0" (3.99m x 3.66m) Rear aspect window, radiator, fitted wardrobe.

BEDROOM TWO

12' 0" x 9' 7" (3.66m x 2.92m) Front aspect window, radiator, fitted wardrobe.

BATH/SHOWER ROOM

Four piece suite to include panelled bath, generous shower cubicle with shower fitment, low level w.c. and vanity unit with wash hand basin, stylish tiling to walls and floor, window.

SEPARATE W.C.

Vanity unit with wash hand basin and low level w.c., window.

GARAGE

Located in a block within the grounds, electric door.

VISITOR PARKING

Visitor parking subject to availability.

TENURE - SHARE OF FREEHOLD

Length of Lease - Remainder of a 999 year lease
Maintenance - £518 per quarter
Garage Electric - £6 per quarter
Management Agent - Self Managed by the directors

COUNCIL TAX - BAND D