



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 71 | 77 |
| (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

Floor area 83.2 sq.m. (895 sq.ft.) approx

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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Flat 3, Benellen Towers, 9 Benellen Avenue, TALBOT WOODS BH4 9LT

Offers in Excess of £290,000

The Property

Brown and Kay are delighted to market this beautifully presented two double bedroom apartment located on the top floor (end position) of this sought after development. The home affords bright and generously proportioned accommodation throughout having been upgraded by the current owner and further benefits from a generous reception hall, bright and airy 22' lounge/dining room, southerly aspect balcony with pleasant outlook, fitted kitchen/breakfast room, en-suite shower room and additional bathroom. Furthermore, there is gas central heating, double glazing, deeper than average integral garage, and a share of the freehold.

Benellen Towers occupies an idyllic setting with mature and well tended communal grounds in the highly desirable area of Talbot Woods. Bournemouth town centre which offers a comprehensive range of shopping and leisure pursuits is close to hand as is Westbourne village where you will find an eclectic mix of cafe bars, restaurants and boutique shops together with the usual names such as Marks and Spencer food hall. Glorious sandy beaches with miles of promenade are also close to hand, perfect for soaking up the sunshine.

COMMUNAL ENTRANCE

Stairs to the top floor, door through to the entrance hall.

RECEPTION HALL

A generous hallway includes storage cupboards and access to loft with doors to the ...

LOUNGE/DINING ROOM

22' 1" x 11' 10" (6.73m x 3.61m) A bright and airy room with feature UPVC double glazed picture window with tree top and valley outlook, UPVC double glazed high level windows to the side, UPVC double glazed door to the balcony, two radiators, feature soapstone/iron fireplace.

INTEGRAL BALCONY

16' 5" x 4' 8" (5.00m x 1.42m) Enjoying a private southerly aspect with pleasant outlook over the gardens and leafy tree surround.

KITCHEN/BREAKFAST ROOM

11' 10" x 7' 10" (3.61m x 2.39m) Well fitted kitchen equipped with a range of wall and base units with roll edge work surfaces over, breakfast bar, space and plumbing for washing machine, space for gas cooker, space for free standing fridge/freezer, wall mounted gas condensing combination boiler, electric LED lights under wall units.

BEDROOM ONE

12' 9" x 11' 10" (3.89m x 3.61m) Rear aspect UPVC double glazed doors and windows on to the Balcony, built-in double wardrobe, radiator.

EN-SUITE SHOWER ROOM

Rear aspect UPVC double glazed frosted window, suite comprising shower cubicle, counter-top circular wash hand basin, low level w.c. White heated towel rail.

BEDROOM TWO

10' 1" x 9' 3" (3.07m x 2.82m) Front aspect UPVC double glazed window, radiator, built-in double wardrobe.

BATHROOM

Front aspect UPVC double glazed frosted window, suite comprising toughened steel panelled bath with mixer tap, low level w.c. and wash hand basin, complimentary tiling, electric LED illuminated wall cabinet, heated chrome towel rail.

GROUNDS

Benellen Towers is set in mature and well tended grounds with established tree surround.

PARKING

There are 12 parking spaces on a 'first come, first serve' basis.

GARAGE

22' 5" x 8' 2" (6.83m x 2.49m) - Height of 9'8 Up and over door.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 13/09/2004
Service Charge - £1,261.36 is payable every 6 months which includes buildings insurance, water and sewerage, communal maintenance, and sinking fund.

AGENTS NOTE - HOLIDAY LETS

Short term and holiday lets are not permitted.

AGENTS NOTE - PETS

Pets are allowed in according with the operational guidelines ... "if it causes a nuisance or annoyance to other shareholders which in the opinion of the Directors is substantiated, then this may result in legal enforcement of removal of the pet from the property"

COUNCIL TAX - BAND D