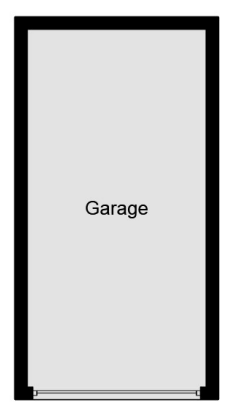




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan
Floor area 95.8 sq.m. (1,031 sq.ft.) approx



Garage
Floor area 18.1 sq.m. (195 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



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.

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 19, Greenacres 22 The Avenue, BRANKSOME PARK BH13 6AJ

£380,000

The Property

Greenacres is twinned with Solar Court, the adjoining development and set in beautifully maintained tranquil grounds with seating areas and pergola. The residents have use of the heated swimming pool which has changing facilities and locker rooms. There is a live in caretaker who maintains the pool and grounds along with rubbish collection.

The development sits within walking distance of Westbourne village with its café bars, boutique shops and restaurants. The award winning beaches can easily be accessed by car or on foot via the picturesque chine walks, which meander down to the promenade where in one direction you can head to Bournemouth centre or in the opposite, the famous Sandbanks peninsula.

Road and rail links to London and the South West are also easily accessible with mainline train stations at Poole and Bournemouth.

Security entry system:

Stairs or lift to 4th floor

Door to spacious entrance hall with useful storage cupboards.

Kitchen:

9' 7" x 11' 2" (2.92m x 3.40m) Double glazed window, excellent range of wall and base units, unit housing built in electric oven and grill, integrated fridge/freezer, integrated washing machine and integrated dishwasher. Built in gas hob with extractor over.

Lounge:

20' 11" x 13' 1" (6.38m x 3.99m) Double glazed window, double glazed doors to good sized balcony, radiators, opening to dining room/potential bedroom 3

Dining room/Potential 3rd Bedroom:

11' 11" x 9' 7" (3.63m x 2.92m) Double glazed side window, double glazed door to balcony, radiator, storage cupboard

Balcony

Large balcony accessed of master bedroom, lounge and dining room, pleasant sunny aspect.

Bedroom One:

15' 5" x 11' 9" (4.70m x 3.58m) Double glazed window, double glazed door to balcony, radiator, built in wardrobes.

Bedroom Two:

10' 0" x 10' 0" (3.05m x 3.05m) Double glazed window, radiator.

Bathroom:

Double glazed windows, Panelled bath, shower screen, wall mounted shower, wash basin, low level WC, heated towel rail.

Separate shower room:

Low level WC, wash basin, recessed shower cubicle with wall mounted shower, heated towel rail.

Outside:

A particular feature of the development are the stunning well maintained communal grounds which are an excellent size.

Residents outdoor heated swimming pool:

The development at Greenacre has a residents outdoor swimming pool which has changing rooms and locker facilities.

Garage: In block with up and over door.

There is an area for car washing.

Tenure: Share of Freehold

Maintenance: £3777 Per Annum INCLUDING OUTDOOR HEATED POOL

Council Tax Band: D