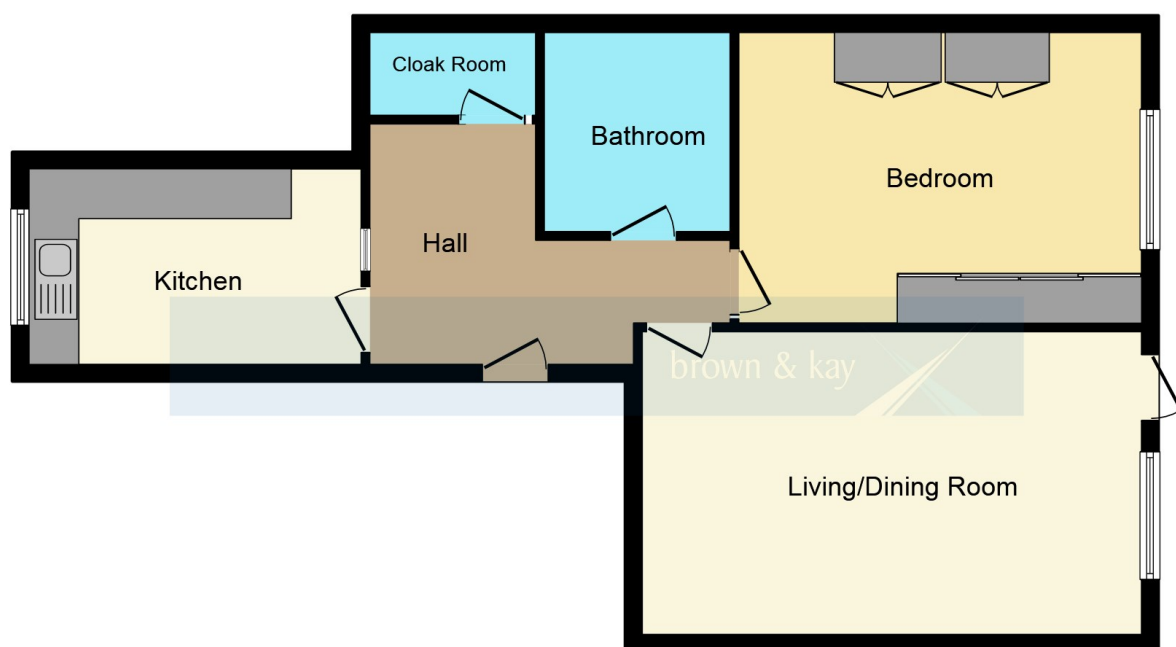




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



rightmove  
find your happy

**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 10, Clive Court 23 Marlborough Road, WESTBOURNE BH4 8DE

£237,750

### The Property

Brown and Kay are delighted to market this large one double bedroom top floor flat situated in the popular 'golden grid' of Westbourne! Offered for sale with a share of the freehold and no forward chain the property also benefits from a large south facing balcony and garage! All appliances (not tested) and wardrobes to remain.

Clive Court is a small block of only 12 apartments, this property is situated on the second floor and boasts a good size kitchen, bathroom, additional w.c, large bedroom and large lounge/diner with access onto the south facing balcony. There is also a garage in a separate block and the property has a share of the freehold. This property would make an ideal first time buy, buy to let or potential downsize as there is so much space! This property must be viewed to be fully appreciated. Call Brown & Kay today!

### AGENTS NOTE - PETS & HOLIDAY LETS

Our client has advised that neither pets nor holiday lets are permitted within the terms of the lease.

### COMMUNAL ENTRANCE HALL

Stairs to the second floor.

### ENTRANCE HALL

### LOUNGE

19' 2" x 11' 9" (5.84m x 3.58m) A good size lounge with front aspect double glazed window and door to the balcony.

### BALCONY

Full width with southerly aspect.

### KITCHEN

12' 10" x 8' 1" (3.30m x 2.46m) Bright kitchen fitted with a range of wall and base units with contrasting work tops, tiled surround, appliances to remain, space for table and chairs, double glazed window to the rear aspect.

### BEDROOM

15' 9" x 11' 6" (4.80m x 3.51m) A generous bedroom with wardrobes to remain, front aspect double glazed window.

### BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m) Panelled bath with mixer taps and wall mounted shower, wash hand basin and w.c. Towel rail and extractor.

### SEPARATE W.C.

W.C. and wash hand basin.

### GARAGE

Located in a block.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years with circa 990 years left

Maintenance - £900 payable per 6 months

### COUNCIL TAX - BAND B