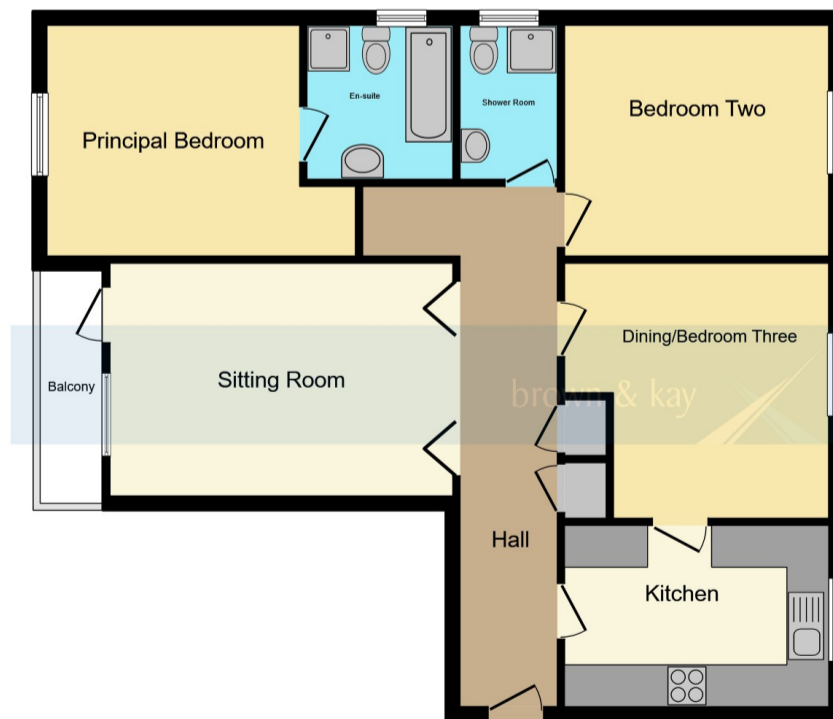




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU 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



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**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 22, Kernella Court 51-53, Surrey Road, WESTBOURNE BH4 9HS

£335,000

### The Property

Brown and Kay are delighted to market this stunning two/three bedroom apartment located in this sought after development backing on to Bournemouth Gardens. The home occupies a top floor position with the must have lift access, and boasts an impeccably presented interior further enhanced with an abundance of natural light, attractive floor coverings and feature doors. On entering the home you are greeted with a generous hallway with useful storage, a 16' lounge with access to a southerly aspect balcony, a beautifully appointed and fully integrated kitchen, dining room/bedroom three, stylish four piece en-suite and separate shower room. Adding to the appeal of this property, there is also a garage, a share of freehold and no forward chain making this a wonderful opportunity as a main home or holiday home alike.

Kernella Court is well positioned in this sought after location backing on to Bournemouth Gardens, with residents secure gated access on to the gardens where you can enjoy a leisurely stroll directly into Bournemouth town centre and the beach beyond. The bustling village of Westbourne is within comfortable walking distance and there you can indulge in the many cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer food. Miles upon miles of golden sandy beaches and promenade are also within close proximity and stretch to Southbourne and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts.

### AGENTS NOTE - PETS AND HOLIDAY LETS

We are advised that neither pets nor holiday lets are permitted within the terms of the lease.

### COMMUNAL ENTRANCE HALL

Stairs and lift leading to the top floor.

### LOUNGE

16' 4" x 10' 11" (4.98m x 3.33m) Front aspect UPVC double glazed window and door to the balcony.

### BALCONY

10' 8" x 3' 9" (3.25m x 1.14m) Enjoying a southerly aspect with a tree top outlook and views towards St Johns Church.

### KITCHEN

12' 3" x 8' 6" (3.73m x 2.59m) Newly and modern fitted kitchen comprising a range of wall and base units with work surfaces over, four point AEG induction hob and AEG electric oven, integrated dishwasher, fridge/freezer and washing machine, rear aspect UPVC double glazed window, door to the dining room/bedroom three.

### DINING ROOM/BEDROOM THREE

12' 5" x 11' 11" (3.78m x 3.63m) UPVC double glazed window to the rear aspect.

### BEDROOM ONE

12' 1" x 10' 10" (3.68m x 3.30m) Front aspect UPVC double glazed window, radiator, door through to the en-suite.

### EN-SUITE BATH AND SHOWER ROOM

Suite comprising shower cubicle, panelled bath, wash hand basin and w.c. Heated towel chrome towel rail, side aspect UPVC double glazed frosted window.

### BEDROOM TWO

12' 5" x 11' 0" (3.78m x 3.35m) Rear aspect UPVC double glazed window.

### SHOWER ROOM

Suite comprising shower cubicle, wash basin and low level w.c. Tiled walls and floor.

### COMMUNAL GROUNDS

Kernella Court sits in well maintained grounds with areas of lawn and planting.

### GARAGE

Up and over door.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from September 1990  
Maintenance - Approximately £1,500.00 is payable per half year i.e. approximately £3,000.00 total, water is included.

### COUNCIL TAX - BAND C