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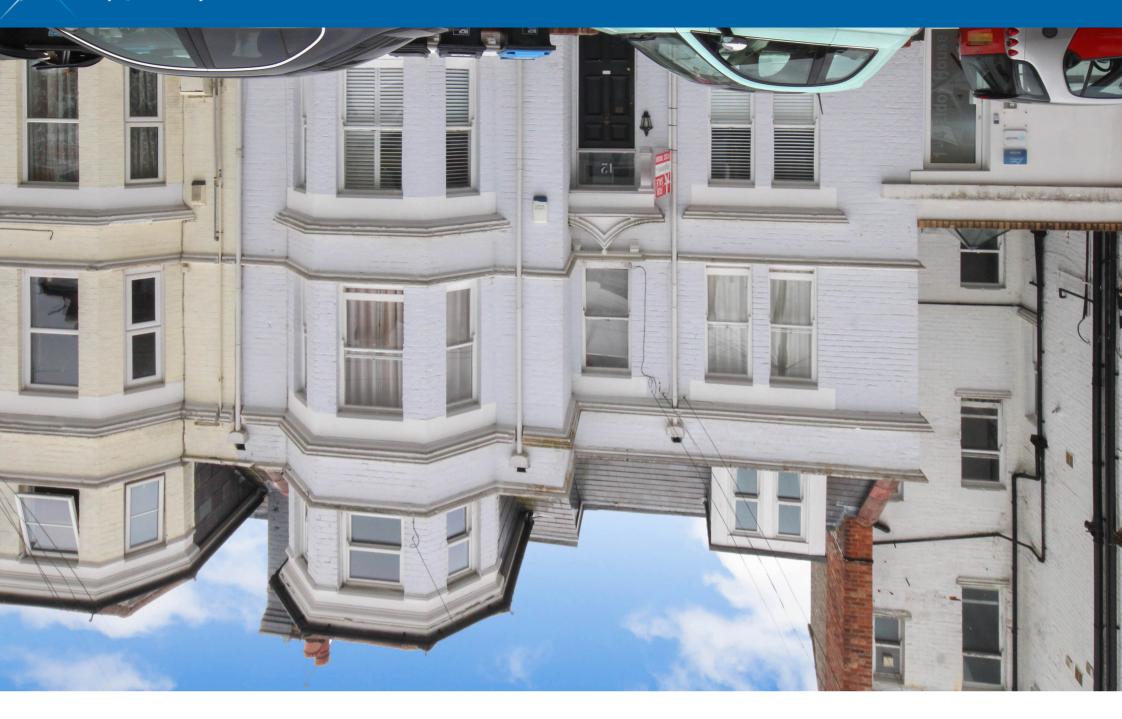
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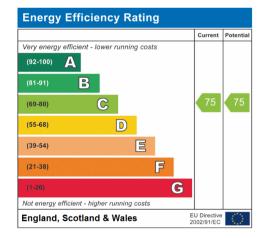
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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292

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



### Flat C, 12 Eldon Place, WESTBOURNE BH4 9AZ

### **The Property**

Brown and Kay are pleased to market this extremely spacious apartment offered for sale with no forward chain located in the heart of Westbourne. The apartment with its character features such as angled ceilings, boasts a generous lounge, kitchen plus dining area, good size double bedroom and spacious bathroom plus gas central heating and double glazing. This would make an ideal first time buy, holiday home or buy to let investment.

The property occupies a fantastic cul-de-sac position in the heart of Westbourne with all it has to offer on your doorstep. There is an eclectic mix of cafe bars, restaurants and boutique shops to enjoy together with the usual high street names such as Marks and Spencer food hall. Also within walking distance are leafy Chine walks which meander directly down to stunning beaches with miles upon miles of promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Bus services are readily available and the local train station at Branksome is also closeby.

### **PETS - AS BELOW**

Our clients have advised the lease is 'silent' in this regard, however there is a 'no nuisance/annoyance' clause, so we would suggest any request/permission is discussed prior to any commitment.

### **HOLIDAY LETS - NOT PERMITTED**

**COMMUNAL ENTRANCE** Secure entry system, stairs to the second floor.

**ENTRANCE HALLWAY** 7' 7" x 5' 10" (2.31m x 1.78m)

### LOUNGE

### £170,000

#### **DINING AREA**

15' 1" x 9' 7" (4.60m x 2.92m) Double glazed window to the side aspect, wall mounted Worcester boiler, radiator.

### **BEDROOM**

15' 10" max into wardrobe recess x 12' 8" (4.83m x 3.86m) Double glazed window to the front aspect, radiator.

#### **BATHROOM**

12' 8" x 6' 3" (3.86m x 1.91m) Double glazed window, suite comprising panelled bath, wash hand basin, and low level w.c., radiator, storage cupboard.

15' 6" max x 13' 11" (4.72m x 4.24m) Double glazed front aspect bay window, brick fireplace with inset electric fire, radiator.

### **KITCHEN/DINING ROOM**

#### **KITCHEN AREA**

9' 7" x 6' 1" (2.92m x 1.85m) Kitchen Area -Range of base units with work surfaces over, inset sink drainer, space for fridge and freezer, space and plumbing for washing machine, space for cooker, double glazed window to the side.

**TENURE - SHARE OF FREEHOLD** Length of Lease - 999 years from 29th September 1983 Maintenance - As and when Buildings Insurance - £447.32 **COUNCIL TAX - BAND A**