



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	75
(55-68)	<b>D</b>		
(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 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 C, 12 Eldon Place, WESTBOURNE BH4 9AZ

**£170,000**

### 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

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.

### 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.

### 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