



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

Brown and Kay are pleased to market this generously proportioned apartment situated in the sought after area of Branksome Park. Enjoying a second floor position with lift access, the spacious layout comprises a 22' lounge with separate dining area, good size balcony, fitted kitchen, en-suite, and a garage. Furthermore, there is a share of the freehold and with no forward chain this would make an excellent property choice.

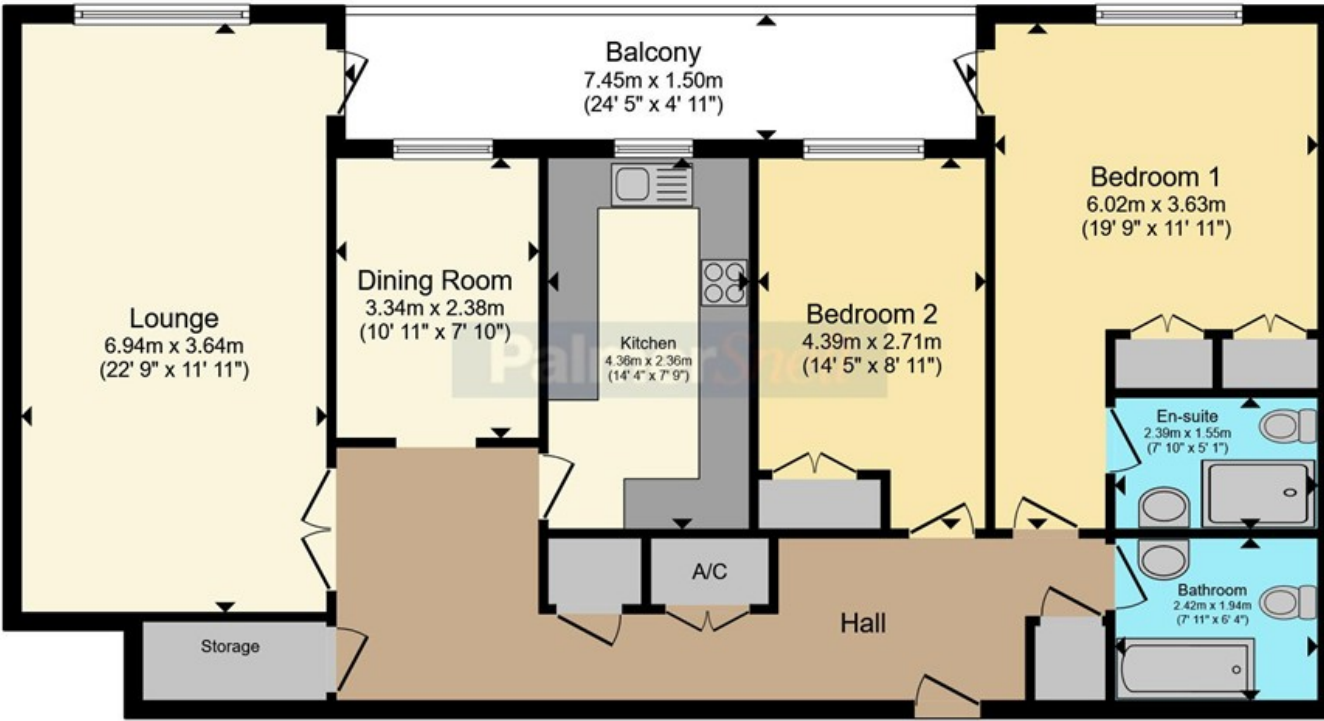
Blenheim is located in the highly sought after area of Branksome Park ideally positioned to take advantage of all the area has to offer. Nearby you will find the village of Westbourne which offers a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. With leisure in mind, there are glorious golden sandy beaches closeby with promenade stretching from the famous Sandbanks to the bustling town of Bournemouth and beyond. The area is also well catered for with bus services operating to surrounding areas and main line rail stations at both Branksome and Bournemouth.

MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - Remainder of a 999 year lease
- Service Charge - Approximately £3,419.00 as per the latest LPE1 (August 2025)
- Management Agent - Owens and Porter
- Pets and Holiday Lets - Not permitted
- Parking - Garage
- Utilities - Mains Gas, Electricity & Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band D
- EPC Rating - C

KEY FEATURES

- NO FORWARD CHAIN
- SECOND FLOOR APARTMENT WITH LIFT ACCESS
- LOUNGE AND DINING AREA
- GENEROUS BALCONY
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- GARAGE
- SOUGHT AFTER AREA
- A MUST SEE HOME
- TENURE - SHARE OF FREEHOLD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	76	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

Total floor area 110.1 m² (1,185 sq.ft.) approx