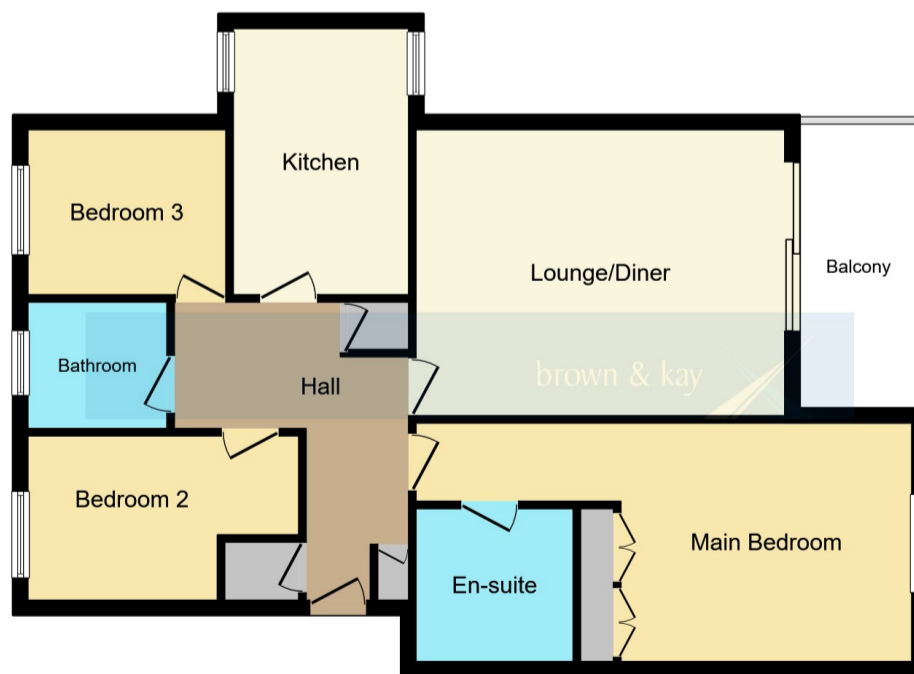




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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 29, Norton Grange 26 Lindsay Road, BRANKSOME PARK BH13 6BD

£280,000

The Property

Brown and Kay are pleased to market this well presented apartment located in the sought after area of Branksome Park. The home occupies a first floor position and affords generous and well arranged accommodation to include a good size lounge/dining room with access to the balcony, kitchen, three bedrooms, en-suite shower room and bathroom. Furthermore, there is the added advantage of a garage and a share of the freehold making this a must-see home.

Norton Grange is well positioned in the highly desirable location of Branksome Park close to the local Tesco store and rail station situated in Branksome. The bustling village of Westbourne is within comfortable walking distance and 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, and there are also regular bus services operating to surrounding areas. Golden sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other are also close by.

PETS AND HOLIDAY LETS

Neither pets nor holiday lets are permitted within the terms of the lease.

COMMUNAL ENTRANCE HALL

Stairs or lift to the first floor

ENTRANCE HALL

Radiator, storage cupboard, further storage cupboard, cloaks storage cupboard, entry system.

LOUNGE/DINING ROOM

16' 6" x 13' 0" (5.03m x 3.96m) Double glazed sliding door to balcony.

BALCONY

12' 4" x 4' 10" (3.76m x 1.47m) Pleasant outlook.

KITCHEN

11' 10" x 7' 11" (3.61m x 2.41m) Well appointed kitchen with excellent range of wall and base units, inset gas hob and matching double oven, space for fridge/freezer, further work surface, space for dishwasher, space and plumbing for washing machine, further storage cupboard, double glazed windows to the front and rear aspects.

BEDROOM ONE

22' 0" max into recess x 10' 11" (6.71m x 3.33m) Double glazed window to the rear aspect, radiator, two double opening wardrobes with storage over.

EN-SUITE SHOWER ROOM

7' 4" x 6' 11" (2.24m x 2.11m) Corner shower cubicle with wall mounted shower, low level w.c. and wash hand basin inset in to vanity unit, tiled walls and flooring, heated towel rail.

BEDROOM TWO

12' 1" x 7' 5" (3.68m x 2.26m) Double glazed window to the front aspect, radiator.

BEDROOM THREE

9' 1" x 6' 11" (2.77m x 2.11m) Double glazed window to the front aspect, radiator.

BATHROOM

7' 2" x 5' 8" (2.18m x 1.73m) Suite comprising panelled bath with wall mounted shower with 'Rainfall' shower head, wash basin inset in to vanity unit, inset w.c., heated towel rail, tiled walls.

OUTSIDE

Norton Grange occupies well maintained communal garden areas which have lawn and well stocked flowers and shrub beds.

GARAGE

In block to the rear.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years less 3 days from 1st April 1984

Maintenance -

Management Agent - Glide Property Management

COUNCIL TAX - BAND D