



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>		79
(55-68)	<b>D</b>	67	
(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	



Ground Floor

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.

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**Flat 3, Norton Grange 26 Lindsay Road, BRANKSOME PARK BH13 6BD**

**Offers in Excess of £250,000**

**The Property**

Brown and Kay are pleased to offer for sale this spacious three bedroom apartment situated within a level walk of Westbourne village. The home occupies a first floor position with pleasant outlook to the rear, and in brief benefits from a generous lounge/dining room with access to balcony, fitted kitchen, bedroom one with wardrobes and en-suite shower room, two further bedrooms and principal bathroom. Furthermore, there is a garage, well tended communal grounds and a share of the freehold.

Norton Grange is well located within a comfortable level walk of Westbourne Village 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. Leafy walks through the Chines are also close by and meander directly to impressive golden sandy beaches with miles upon miles of promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Tesco shopping store plus Branksome rail station is also close to hand as are bus services which operate to surrounding areas.

**AGENTS NOTE - VIEWING - PARKING**

Please note PARKING is managed by way of a 'VISITOR PARKING PERMIT' which must be clearly displayed on a dashboard.

**COMMUNAL ENTRANCE HALL**

With secure entry system, stairs and lift give access to the first floor.

**ENTRANCE HALL**

Three storage cupboards, doors to the following rooms:-

**LOUNGE/DINING ROOM**

16' 7" x 13' 0" (5.05m x 3.96m) UPVC double glazed door to the balcony, radiator.

**BALCONY**

12' 3" x 4' 10" (3.73m x 1.47m) Enjoying a pleasant outlook over the communal grounds.

**KITCHEN**

12' 1" x 8' 0" (3.68m x 2.44m) Well fitted and equipped with a range of wall and base units with complementary work surfaces over, inset ceramic one and a quarter bowl sink unit, built-in four point gas hob with built-in electric double oven, space for free standing fridge/freezer, space and plumbing for washing machine, space for tumble dryer, wall mounted gas combination boiler.

**BEDROOM ONE**

12' 4" x 11' 0" (3.76m x 3.35m) Fitted wardrobes, rear aspect UPVC double glazed window, radiator, door through to the en-suite.

**EN-SUITE SHOWER ROOM**

Suite comprising shower cubicle, wash hand basin and w.c. Dual fuel heated towel rail.

**BEDROOM TWO**

12' 3" x 7' 1" (3.73m x 2.16m) Front aspect UPVC double glazed window, radiator, storage cupboard.

**BEDROOM THREE**

8' 11" x 6' 10" (2.72m x 2.08m) Front aspect UPVC double glazed window, radiator.

**BATHROOM**

Suite comprising panelled bath with shower over, wash hand basin and low level w.c. UPVC double glazed frosted window.

**GARAGE**

Located in a block within the grounds.

**COMMUNAL GROUNDS**

Norton Grange sits in well tended grounds with areas of lawn and established planting.

**TENURE - SHARE OF FREEHOLD**

Length of Lease - Remaining years to be confirmed  
Maintenance - £2,500.00 per annum to include water and waste-water.

**COUNCIL TAX - BAND D**