



Flat 5, Branksea Grange, 23 The Avenue, BRANKSOME PARK, Dorset BH13

6HA

£395,000

brown & kay



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



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THE PROPERTY

Brown and Kay are delighted to market this beautifully presented apartment situated in the highly sought after area of Branksome Park. This well presented apartment enjoys a first floor position with lift access and affords generous and well proportioned accommodation to include a 22' living/dining room, a good size balcony with southerly aspect, a modern fitted kitchen and separate utility/study, a master bedroom with en-suite and access to the balcony, bedroom two and main bathroom. Furthermore, there is a garage, share of freehold and with no onward chain this would make an excellent property choice.

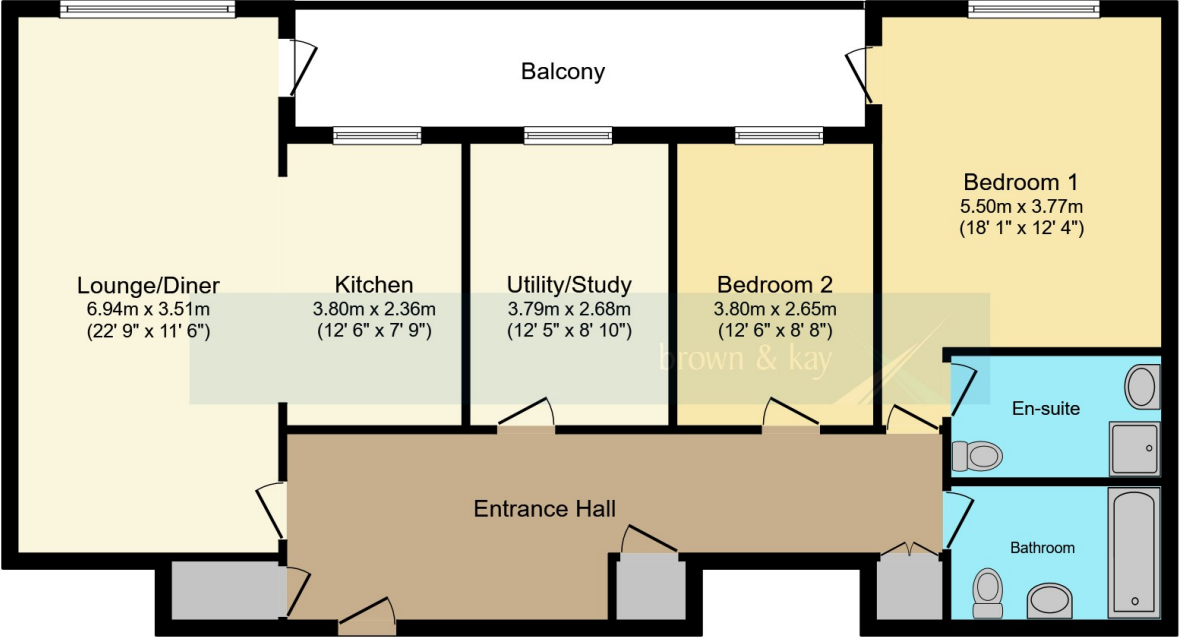
Branksea Grange occupies a peaceful, leafy setting within one of the most sought after locations of Branksome Park amongst homes of similar calibre. Just a short distance away are the charming villages of Canford Cliffs and Westbourne, both renowned for their vibrant mix of independent shops, stylish cafés, and diverse eateries as well as high street names such as Marks and Spencer food hall. For those who enjoy coastal living, the award-winning beaches are close by, offering miles of golden sand and a scenic promenade, perfect for leisurely walks, cycling, or relaxing by the sea. The area is also well catered for with bus services operating to surrounding areas and main line train stations at both Branksome and Bournemouth. Explore a little further and you will find spectacular gardens to visit and great golf to be enjoyed at Parkstone golf club.

MATERIAL INFORMATION

- Tenure – Share of freehold
- Length of Lease – 982 years remaining
- Maintenance – £1686.30 per half year.
- Management Agent – BLR Property Management LTD
- Parking – Garage and visitor parking
- Pets & Holiday lets - Not permitted.
- Utilities – Mains Electric, Mains Water & Drainage.
- Broadband & Mobile Signal – Refer to Ofcom website
- Council Tax – Band E
- EPC Rating – D

KEY FEATURES

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- GARAGE & VISITOR PARKING
- MODERN KITCHEN & UTILITY ROOM
- LARGE SOUTH FACING BALCONY
- FIRST FLOOR APARTMENT (LIFT ACCESS)
- CLOSE TO WESTBOURNE & BEACH
- TENURE - SHARE OF FREEHOLD
- COUNCIL TAX - BAND E



First Floor  
Floor area 106.8 sq.m. (1,149 sq.ft.)

Total floor area: 106.8 sq.m. (1,149 sq.ft.)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	59	64
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		