



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>	78	80
(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



**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.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292







Flat 10 Chartwell, 8 The Avenue, BRANKSOME PARK BH13 6AG

£300,000

**The Property**  
Brown and Kay are delighted to be instructed on this beautifully appointed, third floor apartment in a very popular development on The Avenue in Branksome Park, within walking distance of Westbourne. The current owner has remodelled the apartment to include new bathroom suite, carpets, doors and décor throughout with additional benefits to include a dual aspect lounge/dining room with access to the balcony, a well fitted kitchen with the added advantage of a utility cupboard, two double bedrooms, one with wardrobes, a garage, and a share of the freehold.

The vibrant village of Westbourne is within walking distance and offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Glorious sandy beaches and promenade which stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other are also close by.

**ENTRANCE HALL**  
**LOUNGE/DINING ROOM**  
21' 5" x 13' 4" (6.53m x 4.06m) Rear aspect overlooking the gardens.  
**BALCONY**  
With aspect to the rear.  
**KITCHEN**  
12' 4" x 11' 9" (3.76m x 3.58m) Range of wall and base units, inset hob, double oven, dishwasher and fridge/freezer, cupboard housing plumbing for washing machine  
**MASTER BEDROOM**  
14' 6" x 14' 1" (4.42m x 4.29m) Front aspect  
**BEDROOM TWO**  
12' 1" x 11' 3" (3.68m x 3.43m) Front aspect with built in sliding wardrobes  
**BATHROOM**  
Recently upgraded bathroom with bath and wall mounted shower/mixer, low level WC, wash hand basin, tiled walls and flooring, heated towel rail  
**GARAGE**  
A garage with electric up and over door is conveyed with the apartment. There are a number of parking and visitor parking spaces.

**TENURE - SHARE OF FREEHOLD**  
Maintenance - £2,960.00 per annum including building insurance, water and sewerage, gardening and cleaning of communal areas.  
**AGENTS NOTE - PETS AND HOLIDAY LETS**  
Pets are not permitted within the terms of the lease.  
Holiday lets are not permitted  
**COUNCIL TAX - BAND D**