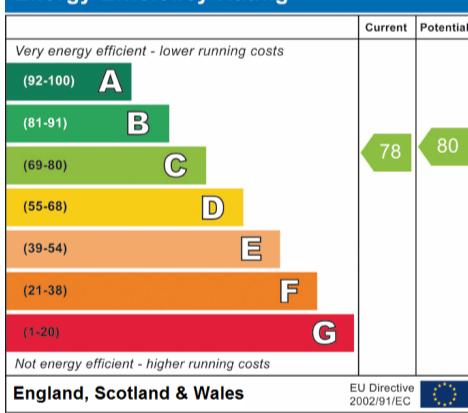


Energy Efficiency Rating



Floor Plan



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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



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