



Flat 14, Belvoir Park 3 The Avenue, BRANKSOME PARK, Dorset BH13 6AD

£310,000

brown & kay



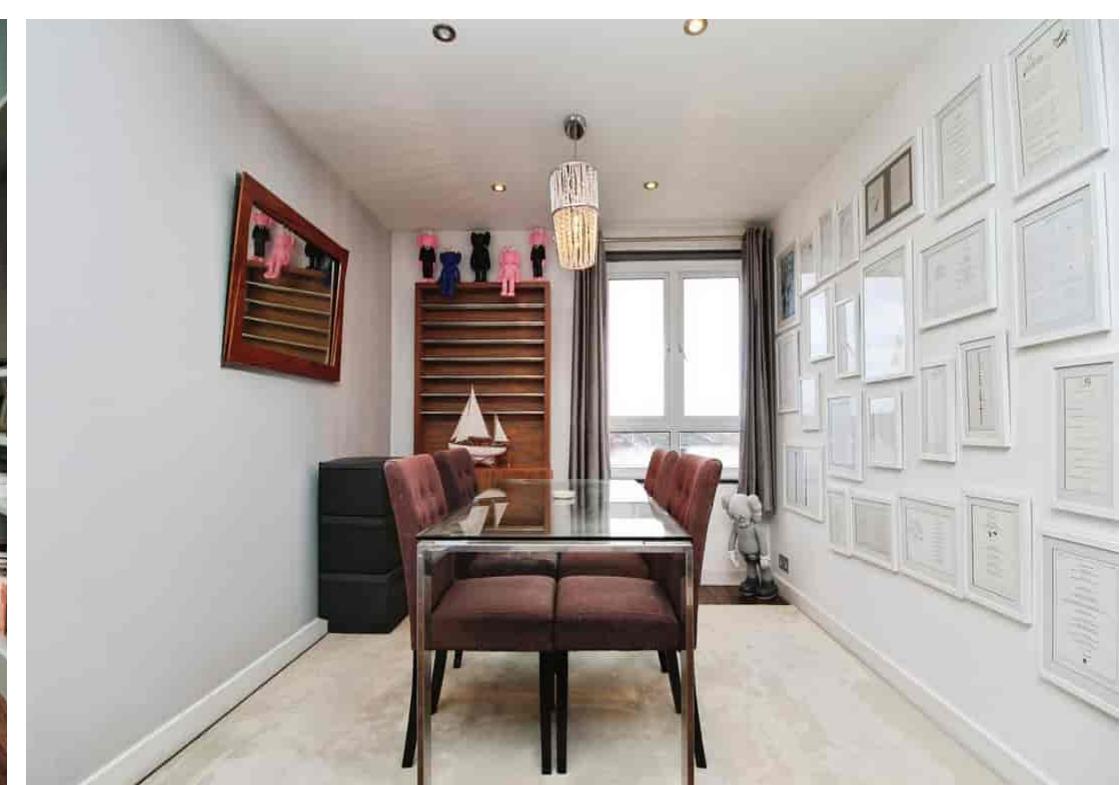
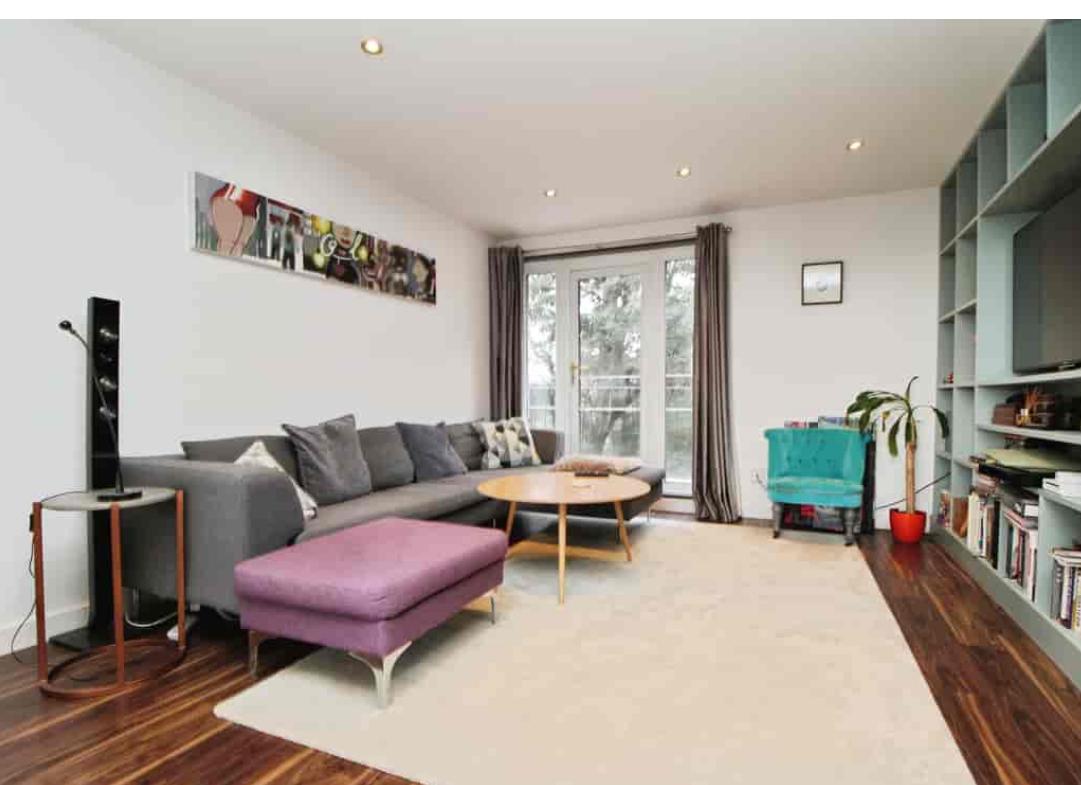
DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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THE PROPERTY

Brown and Kay are delighted to market this beautifully appointed three bedroom apartment ideally located within a short walk of Westbourne village. The home sits on the third floor and boasts stylish and generously arranged accommodation to include a spacious lounge/diner room with access to balcony, well fitted kitchen/breakfast room with appliances, master bedroom with en-suite, two further bedrooms and family bathroom. Furthermore, there is a garage conveyed with the apartment and together with no forward chain this would make a great property choice. The client has considerably updated the apartment in their ownership including the installation of underfloor heating - a move in ready home.

The property occupies a fantastic position just a moments walk to the bustling village of Westbourne 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. With leisure in mind, you can enjoy a stroll along The Avenue which leads directly to Branksome Chine beach or alternatively through the leafy Chines which also meander down to miles upon miles of impressive sandy shores and promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The area is also well served with bus services operating to surrounding areas and train stations at both Branksome and Bournemouth.

MATERIAL INFORMATION

Tenure - Leasehold
 Length of Lease - 125 years from 25th December 2014
 Service Charge - Last payment £514.69 Half Year (£1,029.38 per annum)
 Cleaning & Gardening Charge - £70 per month (£840 per annum)
 Reserve Fund-£55.13 Half Year (110.26 per annum)
 Ground Rent-£50.00 Half Year (£100 per annum)
 Management Agent - Highdorm Co LTD
 Holiday Lets - Not permitted
 Pets - We are advised pets are not allowed
 Parking - Garage
 Utilities - Mains Electricity a
 Drainage - Mains Drainage
 Broadband - Refer to Ofcom
 Mobile Signal - Refer to Ofc
 Council Tax - Band D
 EPC Rating - C

KEY FEATURES

- NO FORWARD CHAIN
- THIRD FLOOR APARTMENT
- BALCONY
- LARGE LOUNGE DINER
- GOOD SIZED KITCHEN
- SOUGHT AFTER LOCATION
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- GARAGE
- DELIGHTFUL COMMUNAL GROUNDS

TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 63025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	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			