



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

£310,000

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 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/dining 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	74	79
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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 Ofcorr
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

