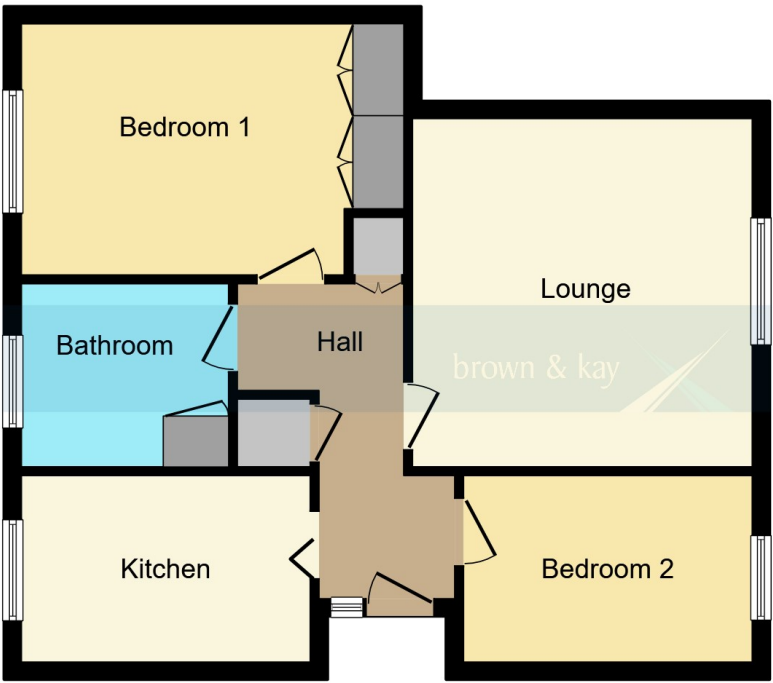




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan



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

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 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



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



116 Winston Avenue, Branksome, Dorset BH12 1PR

£250,000

The Property

Brown and Kay are delighted to market this well presented two bedroom apartment located in the popular residential area of Branksome. The property enjoys a ground floor position within this low rise block and boasts generous and well arranged accommodation throughout. A particular feature of the home is the private rear garden accessed from the kitchen and together with a good size lounge, a well fitted kitchen and a garage this is a must see home.

The property is situated in a sought after spot ideally located close to Talbot Heath nature reserve and Bishop Aldhelm's C.E. Primary School. Local amenities are nearby and also within close proximity is the bustling village of Westbourne which offers an abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. For beach lovers, miles upon miles of golden sandy shores are also within reach with promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other. The area is also well catered for with bus services operating to surrounding areas and train stations located at Branksome and nearby Bournemouth.

ENTRANCE HALL

UPVC double glazed door, window to the side, radiator, two storage cupboards.

LOUNGE

(13' 3" x 12' 11") 4.05m x 3.94m UPVC double glazed window to the front aspect, radiator.

KITCHEN

(11' 0" x 7' 2") 3.36m x 2.18m UPVC double glazed window to the rear aspect, door to the garden. Range of wall and base units with work surfaces over, inset sink unit, space for appliances, gas central heating boiler, tiled walls and floor.

BEDROOM ONE

(12' 4" x 9' 9") 3.76m x 2.98m UPVC double glazed window to the rear aspect, radiator, built-in wardrobes.

BEDROOM TWO

(11' 3" x 7' 3") 3.42m x 2.2m UPVC double glazed window to the front aspect, radiator.

BATHROOM

(8' 0" x 7' 1") 2.44m x 2.15m Frosted UPVC double glazed window to the rear aspect, suite comprising bath with shower over, wash hand basin and w.c. Airing cupboard, heated towel rail, tiled walls and floor.

REAR GARDEN

The property benefits from the whole of the rear garden with a patio area and the remainder laid to lawn with flower beds and borders.

GARAGE

(17' 10" x 8' 4") 5.43m x 2.53m Situated in a nearby block with up and over door.

MATERIAL INFORMATION

Tenure - Leasehold
Length of Lease - 93 years remaining on the lease
Ground Rent - Annual ground rent is £150
Maintenance - Payable on an 'as and when' basis
Management Company - Aardvale Properties
Pets - Our client has advised pets are permitted, we have not seen sight of a lease to verify this.
Holiday Lets - To be confirmed
Parking - Garage
Utilities - Mains Electricity, Gas & Water
Drainage - Mains Drainage
Council Tax - Band B
EPC Rating - C