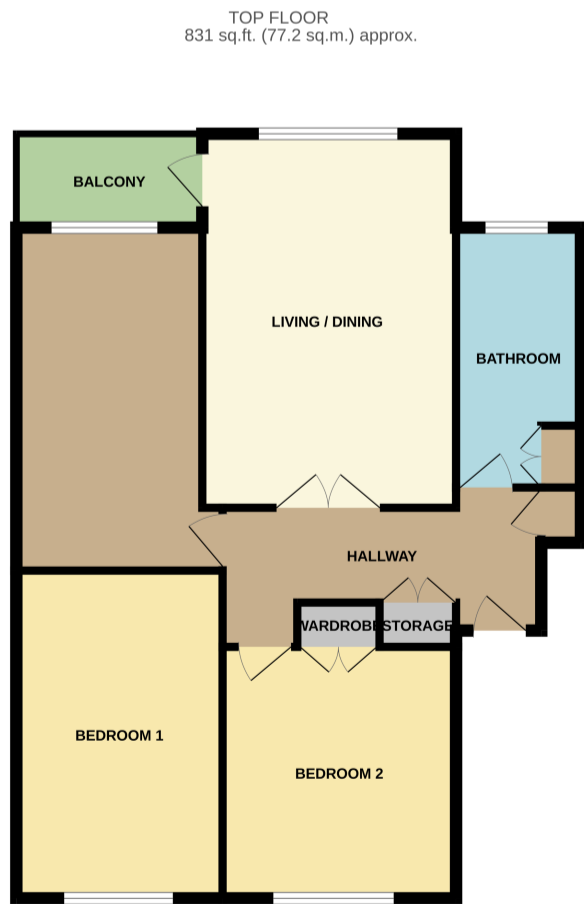




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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 mis-statement. This plan is for illustrative purposes only and should 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.
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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



Flat 39, Gleneagles 21 The Avenue, BRANKSOME PARK BH13 6HH Offers over £280,000

The Property

Brown and Kay are pleased to market this spacious two bedroom apartment offered for sale with no forward chain. The property occupies a top floor position within this popular development and boasts generously proportioned accommodation to include a 15' hallway, 17' kitchen/dining room, 16' living room, two good size bedrooms and modern shower room. There is the added benefit of a garage and a share of the freehold making this a great opportunity for a main home purchase or holiday home alike.

Gleneagles is well located to take advantage of all the area has to offer to include the stylish 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. Golden sandy beaches with miles upon miles of promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other are also within comfortable reach.

AGENTS NOTE

We are unable to have the details approved by the owner, buyers will need to satisfy themselves fully prior to commitment.

COMMUNAL ENTRANCE

Secure entry system, stairs and lift to the third floor with further stairs to the top floor.

ENTRANCE HALL

15' 2" x 7' 7" (4.62m x 2.31m) Cupboard with hanging space and shelving over, further double doors to a storage cupboard housing a wall mounted consumer unit with cupboards over.

KITCHEN/DINING ROOM

17' 10" x 12' 1" (5.44m x 3.68m) Modern fitted kitchen with a range of wall and base units with work surfaces over, induction hob with stainless steel extractor hood over, integrated oven, space for washing machine, inset sink unit, space for fridge freezer, front aspect double glazed window with a pleasant outlook, part tiled walls, laminate flooring, night storage heater.

LIVING ROOM

16' 4" x 9' 10" (4.98m x 3.00m) A generous room with two electric heaters, fire surround with inset fire, front aspect double glazed window, double glazed door giving access to the enclosed balcony.

BALCONY

With pleasant aspect.

BEDROOM ONE

15' 8" x 9' 10" (4.78m x 3.00m) Comprehensive range of fitted bedroom furniture with dressing table, electric storage heater, rear aspect double glazed window.

BEDROOM TWO

12' 0" x 11' 1" (3.66m x 3.38m) Good range of fitted bedroom furniture including wardrobes, electric storage heater, rear aspect double glazed window.

SHOWER ROOM

Modern suite comprising oversized shower cubicle with electric Mira shower, wash hand basin with cupboards below and mirror above, w.c., front aspect double glazed window, chrome heated towel rail, double doors to cupboard housing hot water cylinder.

GARAGE

With up and over door.

COMMUNAL GROUNDS

Gleneagles sits in well tended grounds with areas of lawn and planting.

TENURE - LEASEHOLD

Length of Lease - 146 years remaining
 Maintenance - Latest annual service charge dated 24th June 2023 is £2,425.00
 Ground Rent - Latest annual ground rent dated 24th June 2023 is £25.00

COUNCIL TAX - BAND C