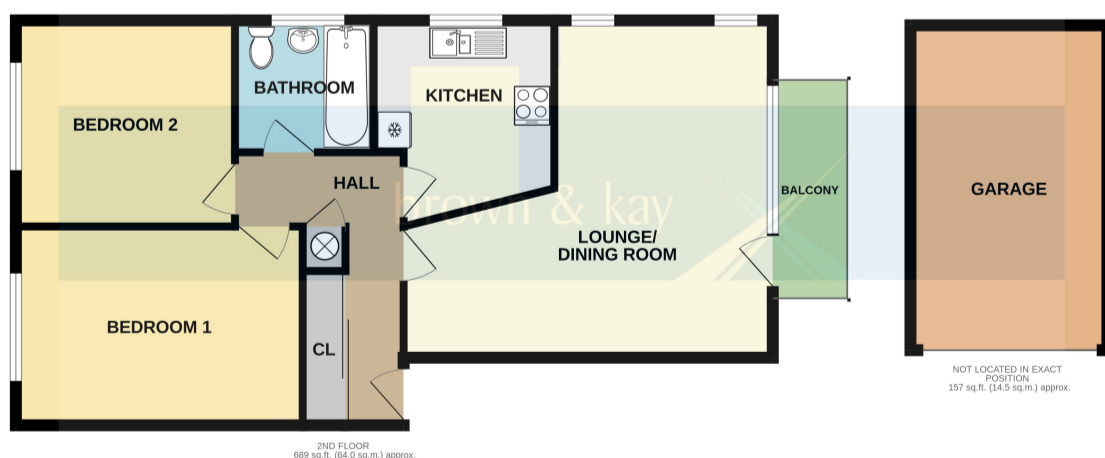


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 845 sq.ft. (78.5 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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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 12, Stourton, 27 Marlborough Road, WESTBOURNE BH4 8DE

£275,000

The Property

Brown and Kay are delighted to market this very well presented two bedroom second (top) floor apartment located on the much sought after Golden Grid. The home affords bright and generously proportioned accommodation and benefits from an 'L' Shaped Lounge/Dining Room with access to the Balcony, fitted Kitchen, Two Bedrooms and Bathroom, and together with a Garage, a Share of the Freehold and no Forward Chain, this would make a wonderful home or holiday home alike.

Stourton is well located on the Golden Grid to take advantage of a level walk in to Westbourne which has 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. Also within walking distance are leafy Chine Walks which meander directly to miles upon miles of impressive sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

PETS

We hold a copy of the lease extract in regards to pets, please call our office or refer to Rightmove where the extract is shown in the images.

COMMUNAL ENTRANCE HALL

Secure entry system, stairs to the second floor.

ENTRANCE HALL

Doors through to all accommodation, storage cupboard and airing cupboard.

L-SHAPED LOUNGE/DINING ROOM

18' 2" x 17' 2" (5.54m x 5.23m) narrowing to 7'10 in the dining area. A bright dual aspect room with UPVC double glazed windows and door to Balcony, electric storage heater.

KITCHEN

9' 2" x 8' 10" (2.79m x 2.69m) Range of wall and base units with work surfaces, space and plumbing for washing machine, built-in four point electric hob and electric oven, integrated fridge/freezer, inset sink, UPVC double glazed window to the side aspect.

BEDROOM ONE

14' 3" x 10' 0" (4.34m x 3.05m) UPVC double glazed window to the rear aspect, electric storage heater.

BEDROOM TWO

10' 10" x 10' 1" (3.30m x 3.07m) UPVC double glazed window to the rear aspect, electric storage heater.

BATHROOM

Suite comprising panelled bath with shower attachment (electric booster pump), low level w.c. and wash hand basin. UPVC double glazed frosted window to the side aspect.

GARAGE

Up and over door.

OUTSIDE

Stourton sits in well maintained grounds with areas of lawn and planting.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 29th September 2005

Maintenance - £1,400.00 per annum

COUNCIL TAX - BAND C