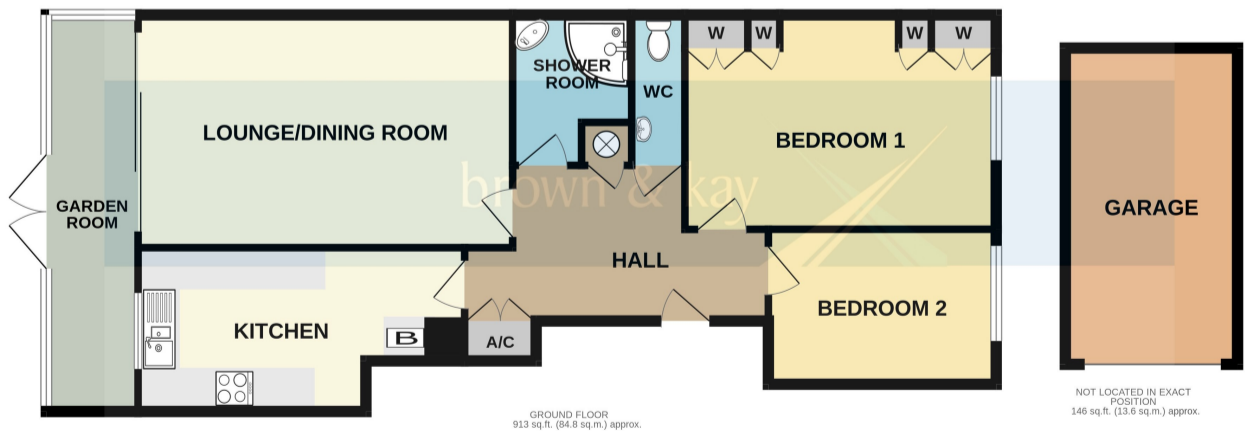




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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 2, Auburn Mansions, 94 Princess Road, POOLE BH12 1BW

£250,000

The Property

Brown and Kay are delighted to market for sale this well presented two double bedroom apartment occupying a ground floor position in this convenient location. This popular development comprises 42 apartments, the majority of which are owner occupied, with this particular apartment having an enclosed sun room which enjoys a pleasant outlook and opens up to the communal grounds. In brief, the accommodation benefits from a large entrance hall, 19' lounge/dining room, well fitted kitchen, shower room and separate w.c. Additionally, there is the added benefit of a garage and a share of the freehold - offered with no forward chain, this would make an ideal buy to let investment or main home alike.

Auburn Mansions is well located to take advantage of numerous amenities, with Tesco a stones throw away, and John Lewis and Branksome rail station just along the road together with bus services which operate to surrounding areas. The vibrant village of Westbourne is within walking distance and there you can enjoy an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks & Spencer food hall, Iceland and Boots. Miles upon miles of impressive beaches are close by with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts.

COMMUNAL ENTRANCE HALL

Secure entry system through to the communal entrance hall, the apartment is located on the ground floor with door through to the entrance hall.

ENTRANCE HALL

LOUNGE/DINING ROOM

19' 5" x 12' 0" (5.92m x 3.66m) Front aspect double glazed doors to enclosed sun room, radiator.

SUN ROOM

21' 6" x 4' 8" (6.55m x 1.42m) Enclosed patio with French doors to the garden.

KITCHEN

16' 9" maximum x 8' 7" (5.11m x 2.62m) Range of wall and base units with roll edge work surfaces over, front aspect double glazed window, built-in four point gas hob with electric oven, space for fridge/freezer, space and plumbing for washing machine and dishwasher.

SHOWER ROOM

Suite comprising corner shower cubicle and wash hand basin.

SEPARATE W.C.

Low level w.c. and wash hand basin.

BEDROOM ONE

16' 1" x 11' 0" (4.90m x 3.35m) Rear aspect window, radiator, range of built-in wardrobes with overhead storage.

BEDROOM TWO

11' 1" x 8' 1" (3.38m x 2.46m) Rear aspect double glazed window, radiator.

GARAGE

Up and over door.

COMMUNAL GROUNDS

Auburn Mansions occupies well maintained communal grounds.

TENURE - SHARE OF FREEHOLD

Length of Lease - 900 years plus remaining
Service Charge - £1,400.00 per annum approximately

COUNCIL TAX - BAND C