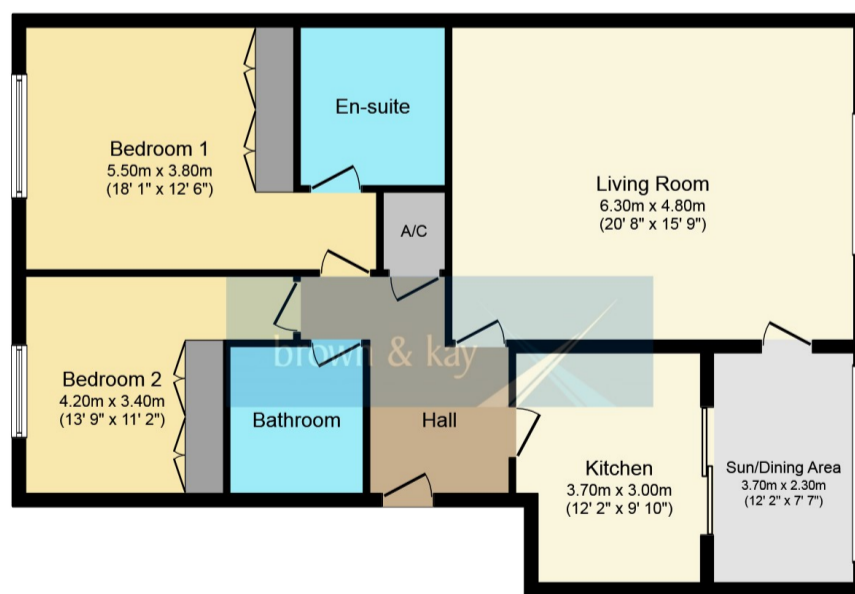




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

Floor area 102.0 sq. m. (1,098 sq. ft.) approx



Total floor area 102.0 sq. m. (1,098 sq. ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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



Flat 14 The Gateway 2 Wilderton Road West, BRANKSOME PARK BH13 6EF

£345,000

The Property

Brown & Kay are pleased to offer this spacious two double bedroom apartment located within this gated development in the sought after area of Branksome Park. The apartment occupies a second floor position and benefits from a 20' lounge, fitted kitchen, sun room, bedroom one with en-suite, bedroom two and further bathroom. Additionally, there is a garage, a share of freehold and no forward chain.

Well located in this prime residential area being within reach of award winning beaches and promenade, as well as the famous Sandbanks, a hotspot for water sport enthusiasts. The eclectic village of Westbourne is also close by and there you can enjoy a whole host of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

COMMUNAL ENTRANCE

Secure entry with lift and stairs to second floor.

ENTRANCE HALLWAY

Storage/airing cupboard.

LOUNGE/DINING ROOM

20' 8" x 15' 9" (6.30m x 4.80m) A generous size room with radiators.

KITCHEN

12' 2" x 9' 10" (3.71m x 3.00m) Fitted kitchen with a range of units with integrated appliances, access through to the Sun Room.

SUN ROOM

12' 2" x 7' 7" (3.71m x 2.31m)

BEDROOM ONE

18' 1" x 12' 6" (5.51m x 3.81m)

ENSUITE

BEDROOM TWO

13' 9" x 11' 2" (4.19m x 3.40m)

FAMILY BATHROOM

COMMUNAL GROUNDS

The Gateway sits in mature and well maintained communal grounds.

GARAGE AND VISITOR PARKING

The garage is located in a block.

AGENTS NOTE - PETS

We are advised that pets are not permitted within the terms of the lease.

TENURE - SHARE OF FREEHOLD

Length of Lease -

Maintenance - £2,166.00 per annum

COUNCIL TAX - BAND E