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residential sales

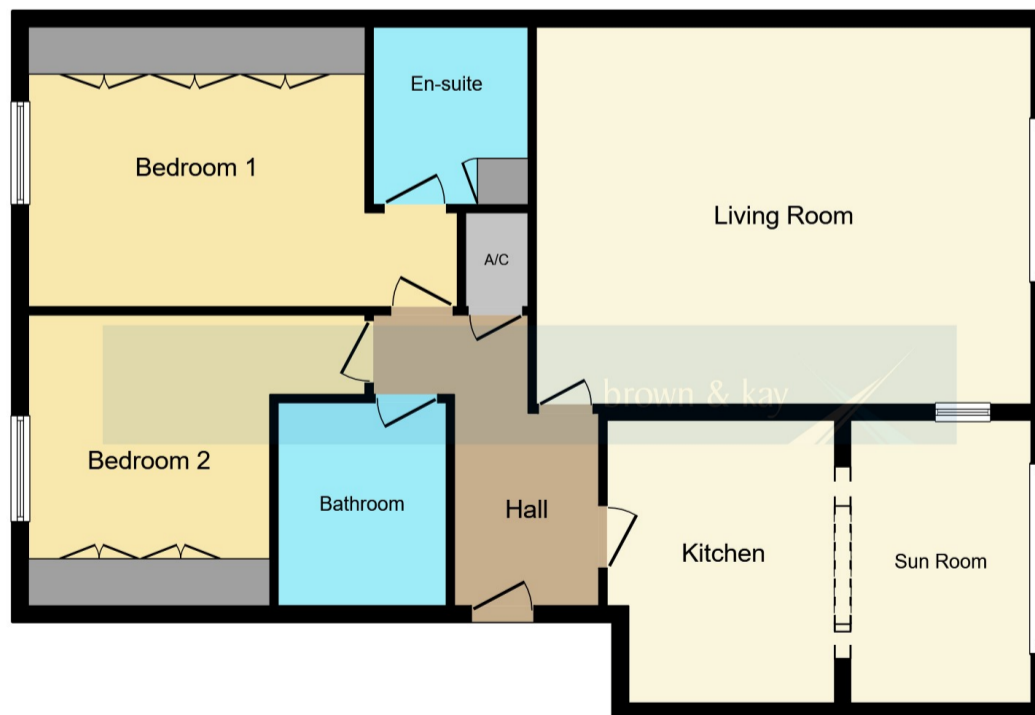
lettings

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	78
(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

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



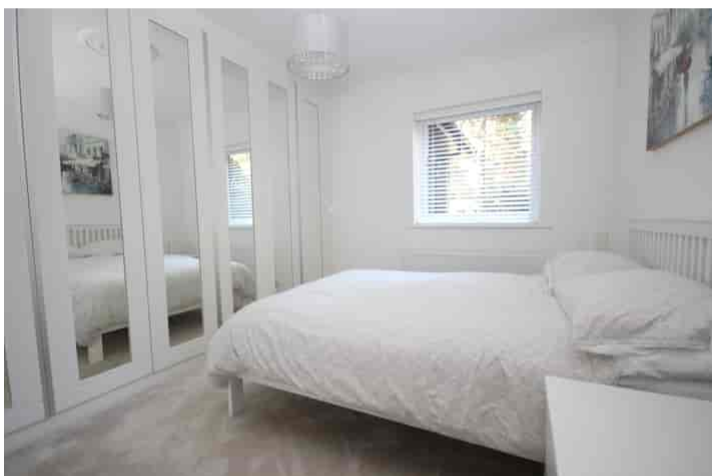
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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 9, The Gateway 2 Wilderton Road West, BRANKSOME PARK BH13 6EF

£440,000

The Property

A simply stunning ground floor apartment nestled within an exclusive gated development, offering a blend of luxury living and contemporary comfort. Meticulously renovated throughout, this two bedroom home boasts a tasteful and stylish finish with emphasis on lifestyle living. The bright and airy interior affords generously and well arranged accommodation to include an expansive living/dining room with feature glass block wall, a sleek and well appointed kitchen complete with integrated appliances, two double bedrooms, the master having an en-suite shower room, and principal bathroom. A particular feature of this apartment is the bright sun room with French doors opening on to a patio with pleasant garden outlook, a serene retreat for outdoor enjoyment. A garage is conveyed with the apartment and is located to the rear of the development.

The Gateway has a pleasant setting with a gated approach well positioned in the sought after area of Branksome Park. Westbourne with its vibrant atmosphere has an array of amenities including boutique shops, trendy cafes and eclectic dining options as well as the usual high street names such as Marks and Spencer food hall. Embrace coastal living with a paddle boarding session or a refreshing dip, or take a leisurely stroll along the miles upon miles of impressive promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other, a great spot for water sport enthusiasts.

AGENTS NOTE - PETS & HOLIDAY LETS

Neither pets nor holiday lets are permitted within the terms of the lease.

COMMUNAL ENTRANCE

Secure entry system through to the communal entrance hall.

ENTRANCE HALL

Entry phone, radiator and storage cupboard.

LIVING/DINING ROOM

20' 1" x 15' 1" (6.12m x 4.60m) A generously proportioned living space with ornate coving, large UPVC double glazed window overlooking the gardens, radiator below, feature glass block wall.

KITCHEN

12' 0" x 9' 9" (3.66m x 2.97m) A sleek kitchen equipped with a contemporary range of units and contrasting work surfaces with upstand, built-in four point gas hob, extractor, electric oven below, range of integrated appliances, attractive Amtico tiled flooring which continues through to the sun room.

SUN ROOM

11' 4" x 7' 7" (3.45m x 2.31m) A particular feature of the home is the lovely sun room bathed in natural light with full width glazing and French doors opening to the patio.

PATIO

With a pleasant outlook over the well manicured gardens.

BEDROOM ONE

13' 9" x 9' 10" (4.19m x 3.00m) up to built-in range of wardrobes. Front aspect UPVC double glazed window, radiator.

EN-SUITE SHOWER ROOM

Suite comprising large step in shower cubicle with feature tiled backdrop, alcove storage and wireless temperature control. Concealed w.c. and wash hand basin built-in to vanity unit with surface, wall mounted towel rail, Amtico tiled floor.

BEDROOM TWO

10' 8" x 8' 8" (3.25m x 2.64m) up to built-in range of wardrobes. Front aspect UPVC double glazed window, radiator.

BATHROOM

Stylish bathroom with metro style tiling, bath, wash hand basin with vanity storage below, and concealed w.c., Amtico tiled floor.

GARAGE

A garage is conveyed with the apartment and is located to the rear of the development.

COMMUNAL GROUNDS

The Gateway sits in well tended communal grounds with mature and established surrounds and an abundance of planting.

TENURE - SHARE OF FREEHOLD

Length of Lease - 985 years remaining
Maintenance - £1,500 is payable per 6 months
Management Agent - House & Son

COUNCIL TAX - BAND E