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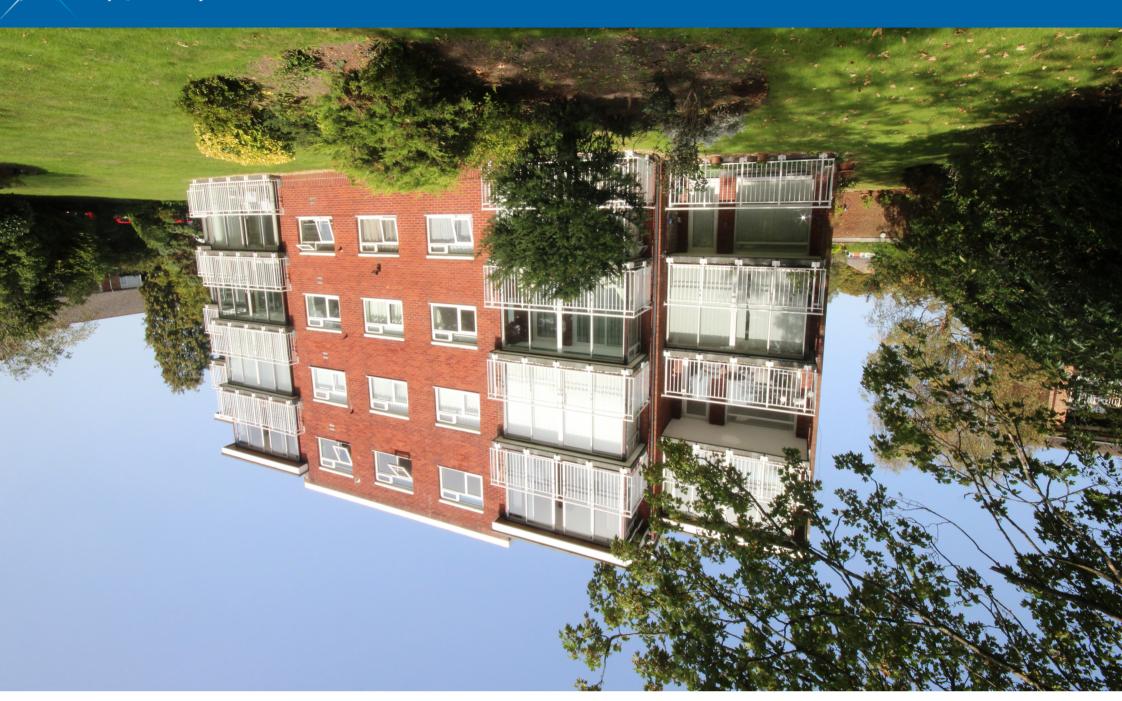
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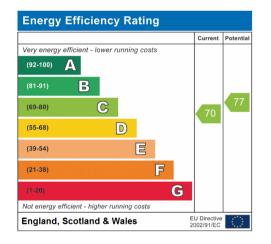
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TOTAL FLOOR AREA : 1042 sg.ft. (96.9 sg.m.) approx



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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 firms 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 3, Earlswood, 21 Clarendon Road, WESTBOURNE BH4 8AL

Guide Price £325,000

The Property

Brown and Kay are pleased to market this two double bedroom ground floor apartment located on the sought after Golden Grid of Westbourne. The property occupies a super position within the development with a sunny, south westerly aspect and affords generous and well proportioned accommodation throughout. In brief, the home has many benefits to include a spacious hallway with deep storage cupboard, a more than generous lounge/dining room with access to a private terrace/patio, fitted kitchen, two double bedrooms one with en-suite shower room, and main bathroom. Furthermore, there is a lovely section of lawn (communal) which runs alongside the property, this offers a good degree of privacy and is an ideal spot to sit and enjoy with easy access direct from your terrace.

AGENTS NOTE - PETS / HOLIDAY LETS

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

COMMUNAL ENTRANCE

Secure entry system through to the communal entrance hall, door through to the apartment.

ENTRANCE HALL

13' 4" max x 10' 11" (4.06m x 3.33m) Double sliding cupboard door with deep storage space.

LOUNGE/DINING ROOM

18' 0" x 13' 0" (5.49m x 3.96m) Double glazed window to the side, double glazed door to private terrace/patio, two radiators, fireplace with matching hearth.

EN-SUITE SHOWER ROOM

7' 0" x 6' 0" (2.13m x 1.83m) Double glazed window, suite comprising pedestal wash hand basin, low level w.c. and corner shower cubicle with wall mounted shower, tiled walls and heated towel rail.

BEDROOM TWO

14' 2" max x 10' 2" (4.32m x 3.10m) Double glazed window, double opening wardrobe with hanging and shelving space, radiator.

BATHROOM

6' 10" x 5' 10" (2.08m x 1.78m) Double glazed window, panelled bath, wash hand basin and low level w.c, radiator, tiled walls.

COMMUNL GARDENS

Earlswood is well positioned being within level walking distance of the highly desirable 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. Leafy Chine walks meander directly down 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.

KITCHEN/BREAKFAST ROOM

12' 10" x 8' 1" (3.91m x 2.46m) Double glazed window to the side overlooking the gardens. Well fitted with a range of base and wall units, work surfaces with inset four ring gas hob with pan drawer below, space and plumbing for washing machine, unit housing AEG cooker, cupboard housing Worcester boiler, pantry style cupboard, space for table and chairs.

BEDROOM ONE

16' 2" x 11' 10" (4.93m x 3.61m) Double glazed window to the side, double opening wardrobe with hanging and shelving space, radiator.

Earlswood occupies well maintained grounds which are laid to lawn with shrub borders, the garden extends to the side of the development and can be enjoyed via direct access from your terrace.

GARAGE

16' 3" x 9' 0" (4.95m x 2.74m) Electric up and over door, lighting.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 year lease was purchased in January 2005, as of January 2024 the length remaining will be 980 years Maintenance - For the current period (April 2023 to April 2024) is £2,300 payable in two instalments April and October (£1,150.00)

COUNCIL TAX - BAND D