



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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## Flat 15, Blenheim 6 The Avenue, BRANKSOME PARK BH13 6AG

£400,000

### The Property

Brown and Kay are pleased to market this spacious three bedroom apartment located in the sought after area of Branksome Park. The property is positioned on the fourth floor and benefits from lift access. The bright and generous accommodation boasts a 22' living room with dining area and a balcony with pleasant outlook, a fitted kitchen, an en-suite bathroom and a principal shower room. There is also a garage and a share of freehold, and with no onward chain this is a must see home.

Blenheim is well situated in this highly desirable area being within reach of all the area has to offer. The bustling village of Westbourne has an abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Also within comfortable reach are leafy Chine walks and miles upon miles of golden sandy beaches and promenade which stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The area is also well served with bus services operating to surrounding areas and train stations at both Branksome and Bournemouth with links to London Waterloo.

### COMMUNAL ENTRANCE HALL

Secure entry with stairs and lift to the fourth floor.

### ENTRANCE HALL

Storage cupboards.

### LIVING ROOM

22' 8" x 11' 6" (6.91m x 3.51m) Side and rear aspect UPVC double glazed windows, side aspect door to the balcony, radiator, archway to the dining area.

### BALCONY

Enjoying a pleasant tree top outlook with views overlooking the communal gardens.

### DINING AREA

11' 6" x 8' 0" (3.51m x 2.44m) UPVC double glazed window, radiator.

### KITCHEN

12' 5" x 10' 10" (3.78m x 3.30m) Range of wall and base units with work surfaces over, built-in four point gas hob, built-in oven, space and plumbing for washing machine, integrated fridge/freezer.

### BEDROOM ONE

13' 4" x 12' 0" (4.06m x 3.66m) UPVC double glazed window and side aspect UPVC double glazed door to the balcony, range of fitted wardrobes, door to the en-suite bathroom.

### EN-SUITE BATHROOM

Suite comprising bath, wash hand basin and w.c., radiator.

### BEDROOM TWO

11' 10" x 10' 6" (3.61m x 3.20m) UPVC double glazed window to the front aspect, radiator.

### BEDROOM THREE

14' 10" x 8' 11" (4.52m x 2.72m) UPVC double glazed window, radiator.

### SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and w.c. Double glazed frosted window.

### GARAGE

Located in a block, there is visitors parking available.

### COMMUNAL GROUNDS

Blenheim sits in well tended grounds with areas of lawn and mature surround.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 1st January 2001  
Maintenance - £1,469.50 for the period December 2022 to June 2023, awaiting most recent figures  
Management Agent - Owens & Porter

### COUNCIL TAX - BAND E