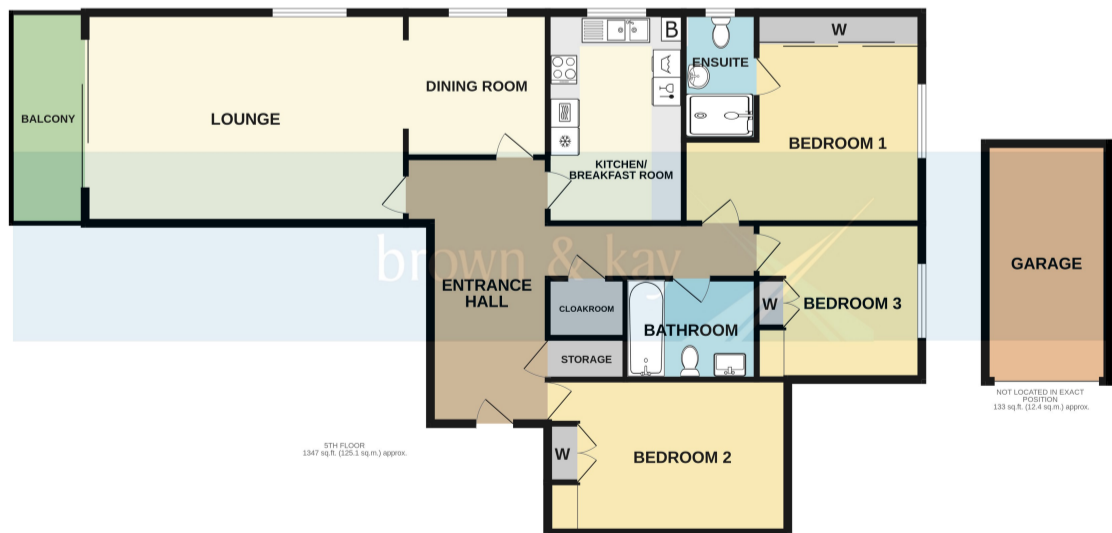




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1480 sq.ft. (137.5 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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**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 firm's 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 19, Woodhouse 10 The Avenue, BRANKSOME PARK BH13 6AG

£425,000

### The Property

Brown and Kay are pleased to market this extremely spacious apartment positioned on the top floor of this popular development. The home affords bright and generously arranged accommodation with benefits to include a southerly aspect 21' living room with access to the balcony which enjoys a pleasant and sunny aspect, dining area, well fitted kitchen, three bedrooms, en-suite shower room and main bathroom. Additionally, there is the benefit of a garage and with a share of the freehold this would make an ideal main home or holiday home alike.

Woodhouse occupies a pleasant position surrounded by mature and well maintained grounds within this highly sought after location. The bustling village of Westbourne is within walking distance and offers a wide and varied range of cafe bars, restaurants and boutique shops. Also close by are golden sandy shores with miles upon miles of scenic promenade stretching to the famous Sandbanks in one direction, and Bournemouth and beyond in the other. Bus services which operate to surrounding areas are also readily available as are train stations at both Branksome and Bournemouth.

### AGENTS NOTE - PETS AND HOLIDAY LETS

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

### COMMUNAL ENTRANCE

Secure entry system, stairs and lift to the top floor.

### ENTRANCE HALL

18' 5" x 8' 11" (5.61m x 2.72m) Doors to the following rooms.

### LIVING ROOM

21' 0" x 14' 4" (6.40m x 4.37m) Enjoying a southerly aspect with access to the balcony, side aspect UPVC double glazed window, radiator, fireplace, archway to the dining area.

### BALCONY

A lovely south facing balcony with a pleasant aspect and far reaching views.

### DINING AREA

9' 10" x 9' 10" (3.00m x 3.00m) UPVC double glazed window to the side aspect, return door to the hallway.

### KITCHEN

14' 6" x 9' 0" (4.42m x 2.74m) Well fitted with a range of wall and base units with work surfaces over, built-in oven and grill, built-in four point electric hob, integrated washing machine, dishwasher and fridge/freezer, rear aspect UPVC double glazed window.

### BEDROOM ONE

16' 2" x 12' 3" (4.93m x 3.73m) up to built in wardrobes. UPVC double glazed window to the rear aspect, mirrored sliding wardrobes, door through to the en-suite.

### EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, low level w.c. and wash hand basin. UPVC double glazed frosted window.

### BEDROOM TWO

16' 4" x 8' 11" (4.98m x 2.72m) UPVC double glazed window to the rear aspect, radiator, built-in wardrobe.

### BEDROOM THREE

12' 0" x 10' 8" (3.66m x 3.25m) UPVC double glazed window to the rear aspect, radiator, built-in wardrobe.

### BATHROOM

Suite comprising bath with glass shower screen, wash hand basin and w.c. Radiator.

### COMMUNAL GROUNDS & VISITOR PARKING

Woodhouse sits in well tended communal grounds with areas of lawn and mature planting. Visitor parking is available.

### GARAGE

A garage is conveyed with the apartment.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 900 years plus  
Maintenance - £3,350.00 per annum  
Management Agent -

### COUNCIL TAX - BAND F