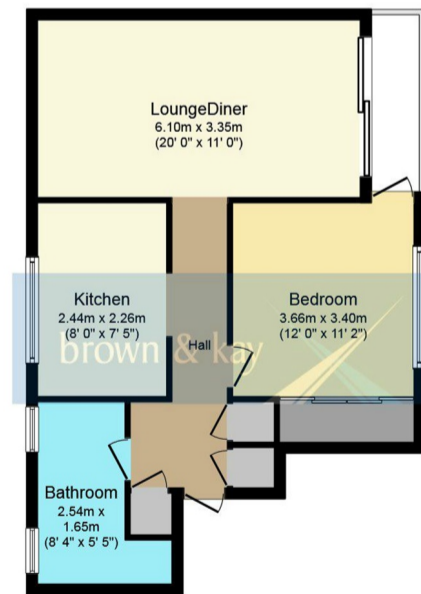




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Floor Plan**

Floor area 62.0 sq. m. (667 sq. ft.) approx

Total floor area 62.0 sq. m. (667 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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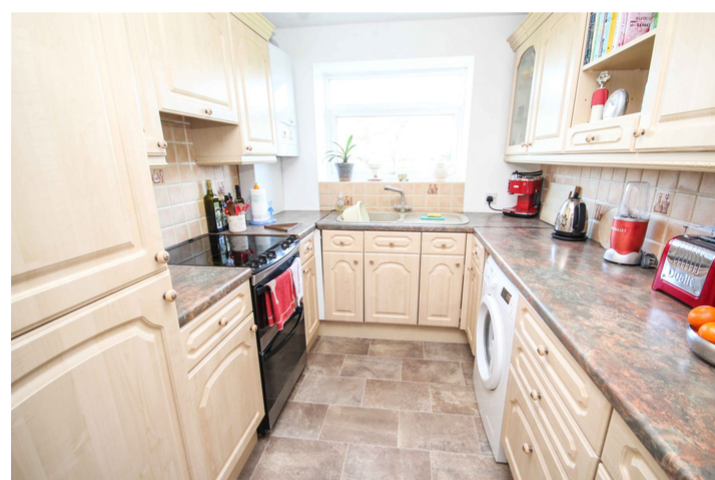
**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves 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 11 Pencraig, 40 Lindsay Road, BRANKSOME PARK BH13 6AZ

£210,000

### The Property

Brown and Kay are delighted to market this bright and sunny apartment located moments from the bustling village of Westbourne. The apartment is situated on the top floor and enjoys a southerly, tree top aspect to the rear with generous and well proportioned accommodation to include a 20' dual aspect lounge/dining room, well fitted kitchen, double bedroom with large picture window to soak up the sunlight and bathroom. Furthermore, there is a garage and a share of the freehold making this an opportunity not to be missed.

Pencraig is well situated for ease of reach to Westbourne village 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. Bus services which operate to surrounding areas are plentiful and Branksome rail station with links to London Waterloo is also close by. Explore a little further and you can enjoy miles upon miles of glorious sandy beaches with promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other.

### AGENTS NOTE - HOLIDAY LETS & PETS

Holiday Lets and Pets are not permitted within the terms of the lease.

### COMMUNAL ENTRANCE

Lift and stairs to all floors, the apartment is situated on the top floor.

### LOUNGE/DINING ROOM

20' 0" x 11' 0" (6.10m x 3.35m) A generous dual aspect lounge/dining room which enjoys plenty of natural light via a UPVC double glazed window in the dining area and UPVC double glazed sliding door onto the southerly facing balcony, radiators.

### SOUTHERLY FACING BALCONY

With a tree top and communal garden outlook.

### KITCHEN

8' 0" x 7' 5" (2.44m x 2.26m) Well fitted with a range of wall and base units with work surfaces over, space and plumbing for appliances, inset single drainer sink unit with UPVC double glazed window above, tiled surround.

### BEDROOM

12' 0" x 11' 2" (3.66m x 3.40m) A spacious double bedroom with large fitted wardrobe, UPVC double glazed picture window with treetop outlook, door on to the balcony.

### BATHROOM

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

### GROUNDS & PARKING

Pencraig sits in well maintained grounds with visitor parking to the front.

### GARAGE

A garage is conveyed with the apartment.

### TENURE - SHARE OF FREEHOLD

Length of Lease -

Maintenance - £2,500.00 per annum

### COUNCIL TAX - BAND B