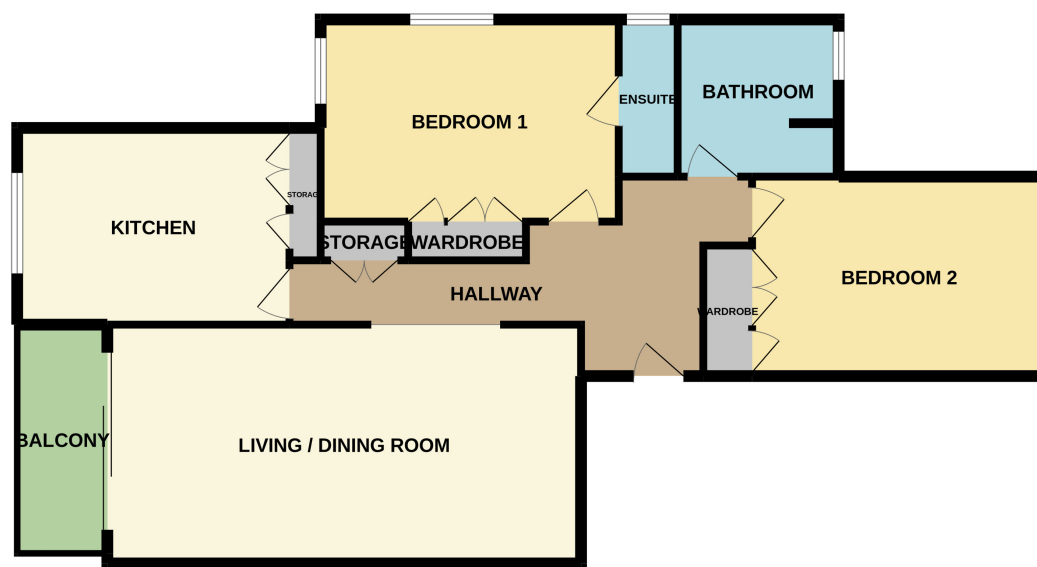




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

2ND (TOP) FLOOR
970 sq. ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq. ft. (90.1 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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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 12, Kent House 12 Marlborough Road, Westbourne, Dorset BH4 8DG

Offers in Excess of £285,000

The Property

Kent house is situated in an ideal location just yards from Westbourne village but also easily accessible to Chine walks that meander down to award winning beaches. The promenade in one direction takes you to Bournemouth with its bustling centre or in the opposite direction to the famous Sandbanks beach and all its water related attractions.

road and rail links are readily available with Bournemouth and Poole main line stations providing access to London and the West country.

ENTRANCE

Door with security entry phone system leading through to the Communal Entrance Hall, stairs leading through to the second floor(TOP)

ENTRANCE HALL

Radiator with radiator cover, power point, double doors to a storage cupboard with shelving and hanging space,

LIVING ROOM/DINING ROOM

23' 9" x 12' 0" (7.24m x 3.66m) Two radiators with radiator covers, wall to wall display cabinets with mirrored backdrop and glass shelving, fitted cupboards, electric fire with surround, TV point, power points, sliding double glazed doors giving access through to the Balcony.

BALCONY

Laid to paving, enclosed by glass balustrade, of a pleasant Southerly aspect and offering a pleasant view over the communal grounds.

KITCHEN/BREAKFAST ROOM

13' 8" x 8' 11" (4.17m x 2.72m) Range of matching wall mounted and base units with work surfaces over, inset four ring gas burner hob with built in oven beneath and concealed extractor hood over, space for washing machine, floor mounted boiler serving domestic hot water and central heating systems, sink unit with mixer tap, rear aspect sliding double glazed window, fitted triple mirror fronted storage cupboards/airing cupboard housing a hot water cylinder with header tank over, space for fridge, radiator.

BEDROOM ONE

15' 0" x 10' 2" (4.57m x 3.10m) Radiator, rear aspect double glazed aluminum sliding window, fitted triple wardrobe providing ample hanging space and shelving for storage.

EN-SUITE

7' 11" x 2' 10" (2.41m x 0.86m) WC with concealed cistern, wash hand basin with cupboard beneath, mixer tap, tiled splash back, side aspect double glazed aluminum window, corner tiled shower cubicle with electric shower unit.

BEDROOM TWO

13' 7" x 9' 11" (4.14m x 3.02m) Front aspect sliding double glazed window, radiator, power points, fitted triple wardrobe.

BATHROOM

8' 1" x 8' 0" (2.46m x 2.44m) WC with concealed cistern, wash hand basin with mixer tap, cupboard beneath, mirror fronted unit over, bath with mixer tap, tiled surround, front aspect double glazed frosted aluminum window, tiled shower cubicle with Mira electric shower unit, coved ceiling, ceiling light point, radiator.

OUTSIDE

Driveway down the left hand side of the property leading to the rear of the block which in turn leads to a Garage block and a well maintained communal garden area.

GARAGE

There is an allocated Garage conveyed with this apartment with up and over door.

SHARE OF FREEHOLD

MAINTENANCE - £1,950.00

COUNCIL TAX BAND-D