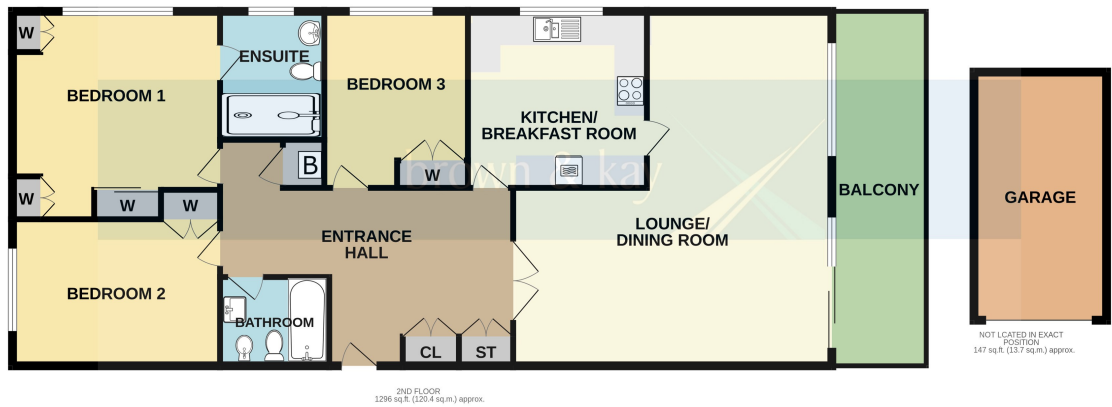




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	80	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1443 sq.ft. (134.1 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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**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 3, Cedar Grange 22 Lindsay Road, BRANKSOME PARK BH13 6BD

**£350,000**

### The Property

Brown and Kay are pleased to market this extremely spacious three bedroom apartment located in the sought after area of Branksome Park. The property, whilst in need of modernisation, offers generously proportioned accommodation to include a lounge with separate dining area, kitchen, three bedrooms, en-suite, and bathroom. Additionally, there is gas central heating, a garage, share of freehold and no forward chain making this a great opportunity for an incoming buyer.

Cedar Grange occupies a super location within the sought after area of Branksome Park ideally positioned to take advantage of all the area has to offer. Tesco store is conveniently positioned closeby, whilst the bustling village of Westbourne is within walking distance and there you will find 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. Also within comfortable reach are stunning golden sandy beaches with miles upon miles of promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other.

### AGENTS NOTE - PETS & HOLIDAY LETS

Pets - Considered by prior agreement with the management company, in the form of a licence and subject to the usual terms - we have not seen sight of the lease to verify this.

Holiday Lets - Not Permitted

### COMMUNAL ENTRANCE HALL

Stairs and lift leading to the second floor.

### ENTRANCE HALL

12' 0" x 12' 0" (3.66m x 3.66m) Spacious entrance hall with two double storage cupboards, radiator.

### LIVING/DINING ROOM

19' 7" x 12' 5" (5.97m x 3.78m) Living area - Double glazed sliding door to balcony. Dining Area - 12' 4" x 11' 0" (3.76m x 3.35m) Double glazed window, radiator.

### BALCONY

24' 0" x 4' 6" (7.32m x 1.37m)

### KITCHEN

12' 0" x 11' 4" (3.66m x 3.45m) Fitted with a range of units to include wall and base mounted with work surfaces over, space for fridge/freezer, space and plumbing for washing machine.

### BEDROOM ONE

14' 0" x 12' 2" (4.27m x 3.71m) Double glazed window to the side aspect, radiator.

### EN-SUITE

8' 0" x 6' 3" (2.44m x 1.91m) Double glazed window, suite comprising shower cubicle, wash hand basin and low level w.c. Radiator.

### BEDROOM TWO

14' 2" x 10' 0" (4.32m x 3.05m) Double glazed window to the front aspect, fitted wardrobe, radiator.

### BEDROOM THREE

11' 9" x 9' 6" (3.58m x 2.90m) Double glazed window to the side aspect, radiator.

### BATHROOM

7' 0" x 6' 4" (2.13m x 1.93m) Suite comprising panelled bath with mixer tap, low level w.c., and wash hand basin, bidet, tiled walls.

### OUTSIDE

Cedar Grange sits on extremely well tended communal grounds which are predominately laid to lawn with shrub borders.

### GARAGE

A garage is conveyed with the apartment located in a block to the rear of the building.

### TENURE - SHARE OF THE FREEHOLD

Length of Lease - 999 years from 29th September 1971

Maintenance - The current service charge is £3,000.00 per year, payable in 2, six monthly instalments due on 25th March and 25th September.

Management Agent - Right2Manage (Dorset) Ltd.

### COUNCIL TAX - BAND D