



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



Total area: approx. 71.0 sq. metres (764.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Flat 3, Victoria House 3 Marlborough Road, WESTBOURNE BH4 8DB

£385,000

The Property
A guide price of £385,000-£395,000 for this beautifully appointed apartment situated in an excellent position being just a short walk from award winning beaches, Bournemouth Centre and Westbourne village. The sea front promenade provides access in one direction to the famous Sandbanks beach and in the opposite the centre of Bournemouth with its bustling centre.

Road and rail links to London and South West are also close by with main line train stations at Poole and Bournemouth with a link station at Branksome which is a short distance away. The spur road leading out of Bournemouth gives access to the M27 leading to London and further beyond.

The home is positioned to the rear of the building giving seclusion and access to the homes private garden which offers an excellent space to enjoy. These garden apartments rarely come to market.

Private gate leads to the property.
Door to entrance hall
Open Plan Lounge/Kitchen/Diner
24' 3" x 11' 6" (7.39m x 3.51m) **KITCHEN AREA:** Beautifully appointed with high end units under a Corian work top, range of wall and base units, One and a half bowl sink drainer, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer. Work surface with inset gas hob, matching oven under, wall mounted canopy over, additional wall cupboards. Space for dining table and chairs.
LOUNGE AREA: Double open doors onto private garden, rear aspect windows which provide a pleasant view of the garden, radiator.

Bedroom One
12' 10" x 9' 2" (3.91m x 2.79m) Excluding recess for built in or freestanding wardrobe. Double glazed window, radiator.
En-Suite
5' 2" x 4' 9" (1.57m x 1.45m) Corner shower cubicle, wash basin, low level WC
Bedroom Two
10' 6" x 10' 6" (3.20m x 3.20m) Double glazed window, radiator
Bedroom Three
10' 6" x 6' 11" (3.20m x 2.11m) Double glazed window, radiator

Bathroom
6' 11" x 6' 11" (2.11m x 2.11m) Panelled bath with shower attachment over, low level WC, wash hand basin inset in vanity unit, tiled walls
Outside
Simply stunning landscaped gardens which are a mixture of shrub borders with inset flowers and climbing shrubs. For ease of maintenance the lawn is artificial grass and there is a spacious patio and pathway. Ideal for alfresco dining.
Allocated Parking Space
Tenure: Share of Freehold
Maintenance: To be confirmed
Council Tax Band C