



brown & kay

residential sales

lettings

mortgages

land & new homes

auctions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(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	



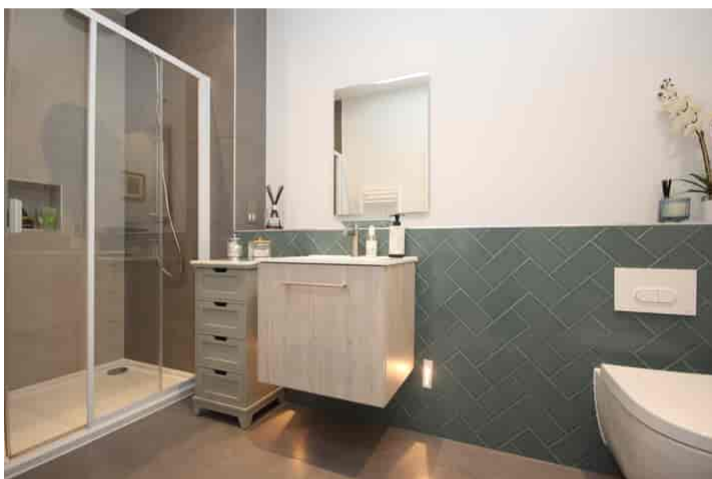
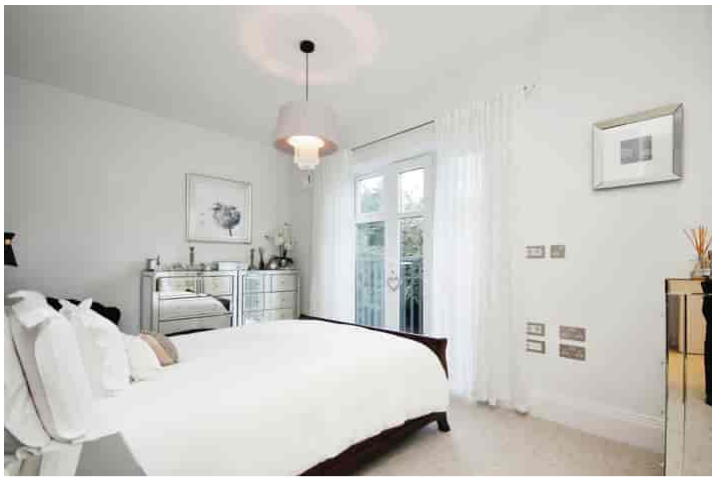
rightmove
find your happy

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 7, Salthaven 36 Tower Road, BRANKSOME PARK BH13 6JA

£650,000

The Property

This stunning apartment offers the epitome of coastal living, boasting a prime location within walking distance of the beach. Positioned on the first floor of this exclusive development, the property is just one of twelve luxury apartments constructed circa three years ago, with emphasis focused on high end specification. As you step in to this home, you will see every corner has been meticulously designed to offer a stylish and contemporary living experience, from the sleek finishes to the thoughtfully curated decor, every detail reflecting quality and comfort. On entering the development you'll be greeted with a stylish communal entrance hall with lift access to the first floor - the impeccable apartment interior features an open plan living/dining/kitchen with a beautifully fitted kitchen with appliances, and balcony off the living area. There are three generous bedrooms - two of which are served with luxurious en-suites for added comfort and convenience, together with an equally impressive family bathroom. Additional features include attractive floor coverings with underfloor heating, an air source heat pump, and the remainder of the building warranty.

Salthaven is situated in a coveted location well positioned to take advantage of all the area has to offer. Within walking distance is the vibrant waterfront with its sandy shores, perfect for a paddle boarding session or refreshing dip, and miles upon miles of promenade stretching to the bustling town of Bournemouth and beyond in one direction, and the famous Sandbanks in the other. In the opposite direction you will find the stylish village of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Explore a little further and you will find plenty of spectacular gardens to visit and great golf to be enjoyed at the Parkstone Golf Club.

AGENTS NOTE - HOLIDAY LETS & PETS

Holiday Lets - Not permitted

Pets - Pets will be considered on licence, subject to prior director(s) approval in accordance with the usual lease terms. - extract wording shown in images.

COMMUNAL ENTRANCE HALL

Secure entry, feature wall panelling and floor tiling, lift access and stairs lead to the first floor apartment.

RECEPTION HALL

13' 7" x 8' 1" (4.14m x 2.46m) A generous reception hallway extending through the apartment.

UTILITY ROOM

Space and plumbing for washing machine and tumble dryer, double opening storage cupboard also housing the electric heat pump.

OPEN PLAN LIVING/KITCHEN/DINING

25' 1" x 18' 7" (7.65m x 5.66m) The open plan layout provides a seamless flow between the living, dining and kitchen - the stunning kitchen is well equipped with an extensive range of Dove Grey coloured units with integrated appliances and Quarts work tops, attractive Herringbone tiled splashback, and feature island unit in contrasting Charcoal. The living/dining area features wall panelling together with double glazed rear, side and front aspect windows, double glazed doors to the balcony.

BALCONY

A generous balcony with pleasant garden outlook.

BEDROOM ONE

14' 2" x 9' 4" (4.32m x 2.84m) excluding dressing room and en-suite. Double glazed door to Juliet Balcony.

DRESSING AREA

Built-in 'His and Hers' wardrobes, door through to the en-suite.

EN-SUITE SHOWER ROOM

7' 9" x 5' 6" (2.36m x 1.68m) Stylish shower room with contemporary fixtures and luxurious finishes to include an oversize shower with 'Rainfall' shower, vanity unit with wash hand basin, and inset w.c. Feature lighting, tiled walls and flooring, heated towel rail.

BEDROOM TWO

12' 0" x 10' 8" (3.66m x 3.25m) Double glazed window, built-in triple wardrobes.

EN-SUITE SHOWER ROOM

11' 10" x 5' 8" (3.61m x 1.73m) Beautifully appointed, oversized shower with 'Rainfall' shower, vanity unit with wash hand basin, inset w.c. Feature lighting, tiled walls and flooring, heated towel rail.

BEDROOM THREE

11' 3" x 10' 4" (3.43m x 3.15m) Double glazed window, door to Juliet balcony.

FAMILY BATHROOM

7' 6" x 6' 8" (2.29m x 2.03m) Equally impressive finish, tiled bath with wall mounted shower and 'Rainfall' head and side taps, wash hand basin and inset w.c. Heated towel rail.

COMMUNAL GARDENS

Salthaven occupies well maintained grounds with an area of lawn and mature trees. There is also useful residents storage for bicycles.

PARKING

An allocated parking space is conveyed with the apartment.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 1st January 2021
Maintenance - £1,600 per annum
Management Agent -

COUNCIL TAX - BAND E