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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	83	84
(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	



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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## Flat 8, Branksome Gate 52 Western Road, BRANKSOME PARK BH13 6EX

£475,000

### The Property

Brown and Kay are pleased to market this impressive three double bedroom apartment situated in this attractive development in the sought after area of Branksome Park. The home occupies a third floor position with the benefit of lift access and benefits from generously proportioned and well thought out accommodation. Features include a lovely open plan living/dining room with access to a good size balcony, well fitted kitchen with the added bonus of a utility room, three bedrooms, an en-suite for added comfort, and a principal bathroom. Additionally, there are two undercroft parking spaces, a share in the freehold and with no forward chain this would make a wonderful main home or lock up and leave holiday home.

Branksome Gate is an exclusive development located in the highly favoured residential area of Branksome Park amongst homes of similar calibre. The vibrant village of Westbourne with its vast array of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall is close to hand as are bus services which operate to surrounding areas. Miles upon miles of sandy shores and scenic promenade are also nearby and stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

### AGENTS NOTE - PETS & HOLIDAY LETS

To be advised

### COMMUNAL ENTRANCE

Secure entry system with lift access to the third floor.

### ENTRANCE HALL

Entry phone system.

### LIVING ROOM

15' 9" x 10' 0" (4.80m x 3.05m) L Shaped room in to dining area, patio doors to large balcony.

### DINING AREA

11' 2" x 9' 7" (3.40m x 2.92m) Dual aspect windows to the side and rear aspects.

### BALCONY

South Easterly aspect with pleasant views.

### KITCHEN

11' 2" x 10' 0" (3.40m x 3.05m) Fitted with a mix of base and wall units with complementary work surfaces, integrated appliances to include dishwasher and fridge/freezer, window to the side aspect.

### UTILITY ROOM

7' 1" x 5' 2" (2.16m x 1.57m) Window to the side aspect, inset sink, space for washing machine.

### BEDROOM ONE

14' 3" x 11' 0" (4.34m x 3.35m) Juliet balcony to the front aspect, built-in wardrobes, en-suite.

### EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and w.c. Window to the front aspect.

### BEDROOM TWO

11' 3" x 10' 9" (3.43m x 3.28m) Window to the rear aspect, built-in wardrobe.

### BEDROOM THREE

11' 2" x 10' 1" (3.40m x 3.07m) Window to the front aspect.

### BATHROOM

Suite comprising bath with shower over, w.c. and wash hand basin, heated towel rail.

### UNDERCROFT PARKING x 2

Two allocated parking spaces conveyed with the apartment.

### TENURE - SHARE OF FREEHOLD

Length of Lease -

Maintenance - £3,000.00 per annum

Management Agent -

### COUNCIL TAX - BAND F