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residential sales

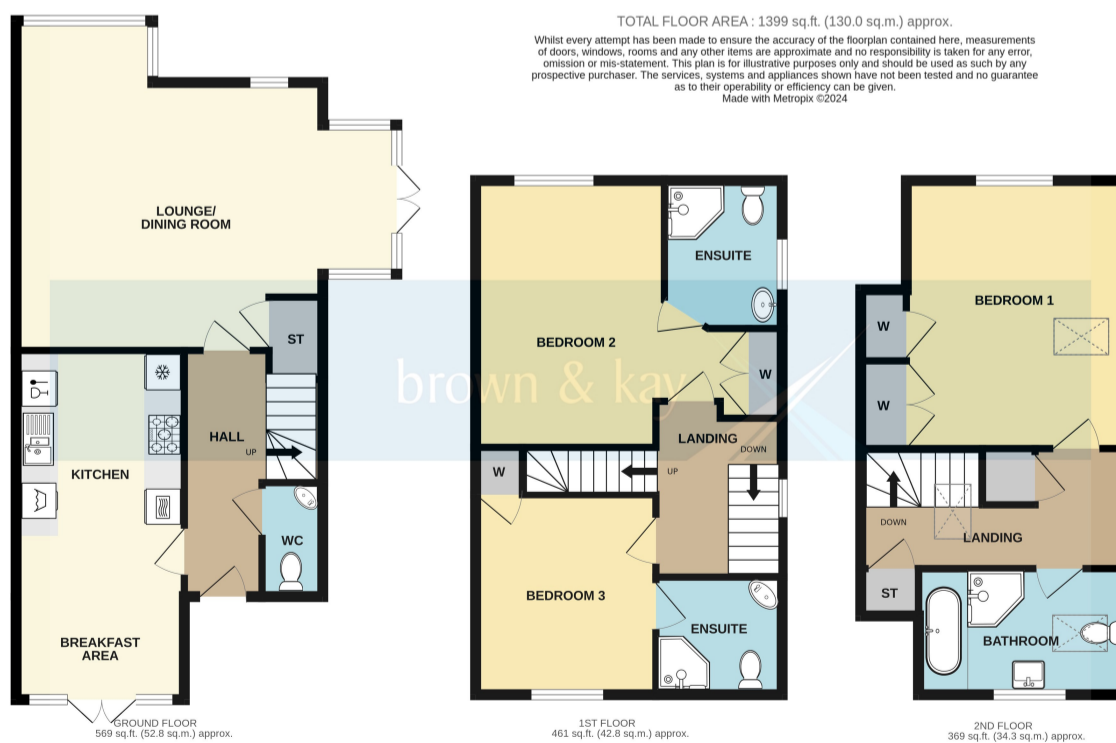
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



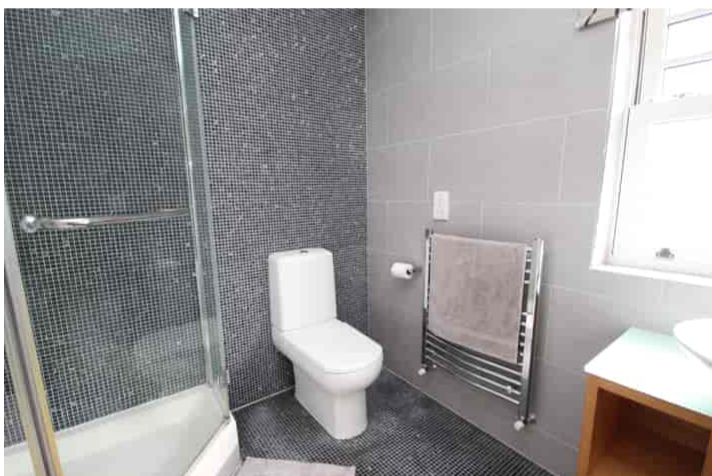
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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or 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.

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16 Baillie Park 7-9 Forest Road, BRANKSOME PARK BH13 6DQ

£725,000

The Property

We are delighted to market this attractive modern town house occupying a pleasant position within this exclusive gated development. The accommodation is both generous and well presented, and is arranged over three floors with many features to include a dual aspect living room, a well fitted kitchen with integrated appliances, a ground floor cloakroom for convenience, on the first floor are two bedrooms both with en-suites and the entire second floor is dedicated to a master suite with characterful bedroom and separate four piece bath/shower room. Furthermore, this home has a westerly facing garden to the rear together with the added benefit of a garage, and with no forward chain this is an opportunity not to be missed.

Nestled within a prestigious gated development, this property offers both privacy and security, ensuring peace of mind for residents. Its proximity to miles upon miles of impressive sandy beaches allows for convenient access to seaside activities, leisurely strolls along the shoreline, or simply soaking in breath-taking sunsets by the water. The bustling village of Westbourne is also within comfortable reach and there you will find a whole host of cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer food hall. The area is also well served for transport links with rail stations located in Poole, Branksome and Bournemouth.

ENTRANCE HALL

Entry phone system

CLOAKROOM

Low level w.c. and wash hand basin with storage below, radiator.

KITCHEN

20' 6" x 9' 1" (6.25m x 2.77m) Well equipped with a modern range of two tone units with complimentary work surfaces over, AEG five ring gas hob with extractor over, AEG eye level oven and microwave, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, double patio doors out to the garden.

LOUNGE/DINING ROOM

21' 5" x 18' 0" (6.53m x 5.49m) maximum measurements in to dual aspect, double glazed Sash windows and patio doors out to the courtyard, wall and ceiling lights, understairs cupboard.

FIRST FLOOR

Stairs to the second floor landing.

BEDROOM TWO

14' 8" x 14' 5" (4.47m x 4.39m) Double glazed Sash window to the rear, built-in wardrobes, ceiling light, door through to the en-suite.

EN-SUITE SHOWER ROOM

Frosted Sash window to the side aspect, floating vanity unit with wash hand basin, corner shower cubicle and w.c. Tiled walls, heated towel rail.

BEDROOM THREE

10' 10" x 9' 9" (3.30m x 2.97m) Sash window to the front aspect, airing cupboard, door to the en-suite.

EN-SUITE SHOWER ROOM

Corner shower cubicle, corner vanity unit with sink, w.c. Spotlights and extractor fan.

SECOND FLOOR LANDING

Double glazed window to the side aspect, storage cupboard, over stairs cupboard which houses the boiler.

MASTER BEDROOM

14' 6" x 11' 11" (4.42m x 3.63m) Double glazed window to the rear aspect, velux style window to the side aspect, built-in wardrobes, further eaves storage.

MASTER BATHROOM

Suite comprising corner shower cubicle, vanity unit with wash hand basin, bath with mixer tap and hand held shower attachment, low level w.c. Tiled, spotlights, extractor fan, frosted double glazed window to the front aspect, velux style window to the side aspect.

GARAGE

WEST FACING GARDEN

Mix of patio for alfresco dining and lawn area with shrub borders and planting.

SERVICE CHARGE

A yearly service charge of £350 per annum is payable to Baillie Park Management Company Limited.

COUNCIL TAX - BAND G