



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	79
(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 FLOOR AREA: 856 sq.ft. (79.5 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.
 Made with Metropix ©2023



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 21, Pencraig 40 Lindsay Road, BRANKSOME PARK BH13 6AZ

£260,000

The Property

Brown and Kay are delighted to market this two bedroom apartment located within ease of reach for walking in to Westbourne village. The home occupies a fourth floor position with a lovely sunny aspect and benefits from a generous lounge/dining room with access to balcony, fitted kitchen, two good size bedrooms and bathroom. Additionally, there is a garage and a share of freehold making this a must see opportunity.

Pencraig is ideally positioned for ease of reach to walk into Westbourne village which offers a whole host of amenities to include cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Leafy walks through the Chines meander down to glorious sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Bus services which operate to surrounding areas are close to hand as is the local rail station in nearby Branksome.

SECURITY ENTRY SYSTEM TO COMMUNAL ENTRANCE:

STAIRS OR LIFT TO 4TH FLOOR

DOOR TO ENTRANCE HALL:

Door to entrance hall, radiator, two storage cupboards.

LOUNGE/DINER:

19' 2" x 16' 0" Narrowing to 8'6 in dining area (5.84m x 4.88m) maximum measurements. Double glazed window to front, double glazed doors to balcony, three radiators.

BALCONY:

Good sized balcony with pleasant sunny aspect.

KITCHEN:

9' 0" x 7' 1" (2.74m x 2.16m) Double glazed front window, range of wall and base units, work surface with inset gas hob with wok burner, oven, wall cupboards, space for fridge/freezer, wall mounted filter, further cupboard space.

BEDROOM ONE:

14' 11" x 10' 7" (4.55m x 3.23m) to wardrobe front, double glazed rear window, door to balcony, fitted wardrobes.

BEDROOM TWO:

11' 3" x 9' 0" (3.43m x 2.74m) Double glazed front window, radiator.

BATHROOM:

6' 2" x 5' 2" (1.88m x 1.57m) Double glazed window, panelled bath with mixer taps, wash basin, radiator.

SEPARATE WC:

Double glazed window, low level WC, tiled walls.

GARAGE

In block to rear.

TENURE-SHARE OF FREEHOLD

MAINTENANCE APPROX £2500 PER ANNUM

COUNCIL TAX BAND C