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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: [sales@brownandkay.co.uk](mailto:sales@brownandkay.co.uk) Web: [www.brownandkay.co.uk](http://www.brownandkay.co.uk) Tel: 01202 765995





## Flat 20, Headinglea 5 The Avenue, BRANKSOME PARK BH13 6AA

**£515,000**

### The Property

We are delighted to market this exceptionally spacious two bedroom apartment located within this exclusive gated development in the sought after area of Branksome Park. This bright and well presented home occupies a second floor position and affords generous and well proportioned accommodation to include a good size lounge/dining room with sun room off, kitchen/breakfast room with a full range of integrated appliances, two bedrooms, en-suite shower room and principal bathroom. Furthermore, there are beautifully tended gardens with an underground parking space conveyed, and together with a share of the freehold and no forward chain this is a must see opportunity.

Headinglea is an attractive development of apartments situated in the prestigious area of Branksome Park well placed to enjoy miles upon miles of impressive golden sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The bustling village of Westbourne with its wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall is also close to hand as are regular bus services which operate to surrounding areas.

### COMMUNAL ENTRANCE FOYER

Secure entry system with lift and stairs serving all floors, the apartment is located on the second floor.

### ENTRANCE HALL

Storage cupboards, doors to the following rooms:-

### LIVING/DINING ROOM

21' 5" x 20' 4" (6.53m x 6.20m) maximum. A lovely bright and generous room with feature fireplace, UPVC double glazed windows to the front and side aspects, radiator, door to sun room.

### SUN ROOM

11' 3" x 10' 3" (3.43m x 3.12m) UPVC double glazed bay window to the front aspect, radiator.

### KITCHEN/BREAKFAST ROOM

16' 3" x 13' 2" (4.95m x 4.01m) Fitted with a range of wall and base units with roll edge work surfaces over, inset one and a quarter bowl sink with UPVC double glazed window above, integrated oven, grill and microwave, four point gas hob, fridge/freezer, washing machine and dishwasher, ample space for breakfast table with adjacent UPVC double glazed window which enjoys a pleasant outlook.

### BEDROOM ONE

13' 1" x 11' 9" (3.99m x 3.58m) UPVC double glazed window to the side aspect, radiator, built-in wardrobe and drawer units, radiator.

### EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and low level w.c. Double glazed frosted window, heated chrome towel rail.

### BEDROOM TWO

14' 9" x 10' 9" (4.50m x 3.28m) UPVC double glazed window to the side aspect, built-in wardrobes and drawer units, radiator.

### BATHROOM

Suite comprising panelled bath, wash hand basin with vanity unit, and low level w.c. Tiled walls, heated towel rail and UPVC double glazed window.

### GROUNDS

Headinglea sits in beautifully tended communal gardens with large areas of lawn and mature planting.

### UNDERGROUND / VISITOR PARKING

An underground parking space is conveyed with the apartment. There are also ample surface parking spaces for visitors.

### TENURE - SHARE OF FREEHOLD

Length of Lease - Approximately 980 years remaining  
Service Charge - Approximately £3,000.00 per annum

### COUNCIL TAX - BAND F