



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	61	
(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**  
102.0 sq. m. (1,098 sq. ft.)

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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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 Web: www.brownandkay.co.uk Tel: 01202 765995



## Flat 3 Eastwood Court, 7 St Winifreds Road, BOURNEMOUTH BH2 6NY

**£310,000**

### The Property

Brown and Kay offer this beautifully appointed 'pet friendly', raised ground floor apartment situated close to Meyrick Park, Bournemouth town centre and beach. The apartment offers a blend of character features combined with modern finishes and boasts a 20' lounge with feature fireplace, a 17' balcony/terrace with pleasant outlook, well fitted modern kitchen, two generous bedrooms, a good size bathroom with exposed brickwork, and outside there is a parking space conveyed with the property.

The property is situated in a popular location just yards from Meyrick Park and its leisure complex and golf course. The bustling town of Bournemouth is within walking distance and there you can enjoy the varied range of shops plus numerous restaurants, cafes and bars. Pretty, well manicured gardens meander directly on to Bournemouth beach where you can stroll along miles of promenade stretching to Southbourne and beyond in one direction, and the famous Sandbanks in the other.

### COMMUNAL ENTRANCE HALL

Door through to the apartment.

### ENTRANCE HALL

Feature radiator, access to large walk-in storage cupboard.

### LOUNGE/DINING ROOM

20' x 14' 3" max (6.10m x 4.34m) in to the dining area. Window to the rear overlooking the gardens, feature fireplace (not open), door leads to balcony/terrace.

### BALCONY/TERRACE

17' 6" x 5' 10" (5.33m x 1.78m) Tiled flooring, pleasant outlook over the surrounding gardens.

### KITCHEN

13' 11" x 7' 6" (4.24m x 2.29m) Fitted with an excellent range of wall and base units, inset gas hob, matching oven with microwave, space and plumbing for washing machine and dishwasher, space for fridge/freezer, good size walk-in pantry cupboard, wall mounted boiler (we have been advised this is approximately 2 and a half years old), front and side windows.

### BEDROOM ONE

18' 6" x 14' 9" max into bay (5.64m x 4.50m) Feature bay window, mirror fronted wardrobe, set ceiling, radiator.

### BEDROOM TWO

12' 4" x 11' 7" (3.76m x 3.53m) Double opening door to the balcony/terrace, radiator.

### BATHROOM

10' 8" x 6' 2" (3.25m x 1.88m) Feature exposed brick wall, suite comprising panelled bath, wash hand basin, low level w.c., oversize shower cubicle with wall mounted shower, fully tiled, window to the front aspect.

### OUTSIDE

The property occupies well maintained grounds.

### PARKING

A parking space is conveyed with the property.

### AGENTS NOTE - PETS\*

We have been advised that pets are permitted in line with the usual terms.

### TENURE - LEASEHOLD

Length of lease - 125 years from 25th March 2007  
Maintenance - £1,800.00 per annum including Buildings Insurance  
Ground Rent - £200.00 per annum

### COUNCIL TAX - BAND C