



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

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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Flat 10, Monarch Court, 14 Marlborough Road, WESTBOURNE BH4 8DG

£299,950

The Property

Brown and Kay are delighted to market this three double bedroom apartment situated in the sought after area of the 'Golden Grid' in Westbourne. The home is located on the second (top) floor of this well maintained block and opens into a generous hallway with ample storage, 20' lounge/dining room with access to balcony, fitted kitchen, three good size bedrooms, bathroom and separate w.c. Additionally, there is a garage, long lease remaining and no forward chain making this a great opportunity.

The 'Golden Grid' is an extremely sought after area in Westbourne being within level walking distance of the bustling village with its varied range of cafes, bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Leafy Chine walks are close by and meander directly down the beach and promenade where you can stroll along to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

Generous entrance hall with ample storage.

LOUNGE/DINING ROOM

20' 6" x 12' 5" (6.25m x 3.78m) Dual aspect UPVC double glazed window to the front, UPVC double glazed window and patio door to balcony overlooking the rear, feature fireplace with electric fire.

KITCHEN

13' 5" x 8' 4" (4.09m x 2.54m) Fitted with a range of base and eye level units, integrated electric oven and hob, space for washing machine, tumble dryer and fridge/freezer, UPVC double glazed window to the front.

BEDROOM ONE

14' 2" x 11' 7" (4.32m x 3.53m) Large double bedroom with UPVC double glazed window to the side aspect, fitted wardrobes.

BEDROOM TWO

13' 2" x 10' 0" (4.01m x 3.05m) Good size double bedroom with double glazed window to the front.

BEDROOM THREE

11' 0" x 9' 11" (3.35m x 3.02m) Small double bedroom with double glazed window to the front, fitted wardrobes.

BATHROOM

7' 10" x 6' 5" (2.39m x 1.96m) Bath with shower over, wash hand basin and w.c., extractor fan.

W.C.

W.C. and wash hand basin.

GARAGE

Up and over door.

TENURE - LEASEHOLD

Length of Lease - 189 years from 1969
Maintenance - £450 per quarter to include ground rent

COUNCIL TAX - BAND D