



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	81
(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 : 924 sq.ft. (85.8 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.
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Flat 32, Pine Park Mansions 1-3 Wilderton Road, BRANKSOME PARK BH13 6EB

£250,000

The Property

Brown and Kay are pleased to offer for sale this spacious two bedroom apartment located in the sought after area of Branksome Park. The property occupies a first floor position and in brief comprises a generous lounge, a balcony which enjoys a pleasant outlook, fitted kitchen, two bedrooms, shower room and separate w.c. Additionally, there is a garage conveyed with the apartment and together with a share of the freehold this would make a wonderful main home or holiday home alike.

Situated in this prime residential area, Pine Park Mansions is well positioned to take advantage of all the area has to offer. The bustling village of Westbourne with its wide and varied range of cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer food hall is close to hand, as are golden sandy beaches with scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Bus services which operate to surrounding areas are also located nearby together with Branksome rail station.

AGENTS NOTE - PETS & HOLIDAY LETS

Neither pets nor holiday lets are permitted within the terms of the lease.

ENTRANCE HALL

Doors to all rooms and storage.

LOUNGE

17' 0" x 12' 0" (5.18m x 3.66m) UPVC double glazed window to the side aspect, door to the balcony, electric storage heater.

BALCONY

21' 2" x 4' 3" (6.45m x 1.30m) Overlooking the communal gardens.

KITCHEN

12' 0" x 7' 10" (3.66m x 2.39m) Fitted with a range of wall and base units with work surfaces, built-in electric hob and oven, space for fridge/freezer and washing machine.

BEDROOM ONE

15' 9" x 10' 10" (4.80m x 3.30m) Rear aspect window, storage heater.

BEDROOM TWO

13' 2" x 8' 0" (4.01m x 2.44m) Door to the balcony, storage heater.

SHOWER ROOM

13' 2" x 10' 9" (4.01m x 3.28m) Suite comprising shower, w.c. and wash hand basin.

CLOAKROOM

Low level w.c.

COMMUNAL GROUNDS

Pine Park Mansions sits in well tended grounds with lawn and established planting.

GARAGE

A garage is conveyed with the property, electric up and over door.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 25th December 1970

Maintenance - £600 is payable every 3 months
Management Agent -

COUNCIL TAX - BAND C