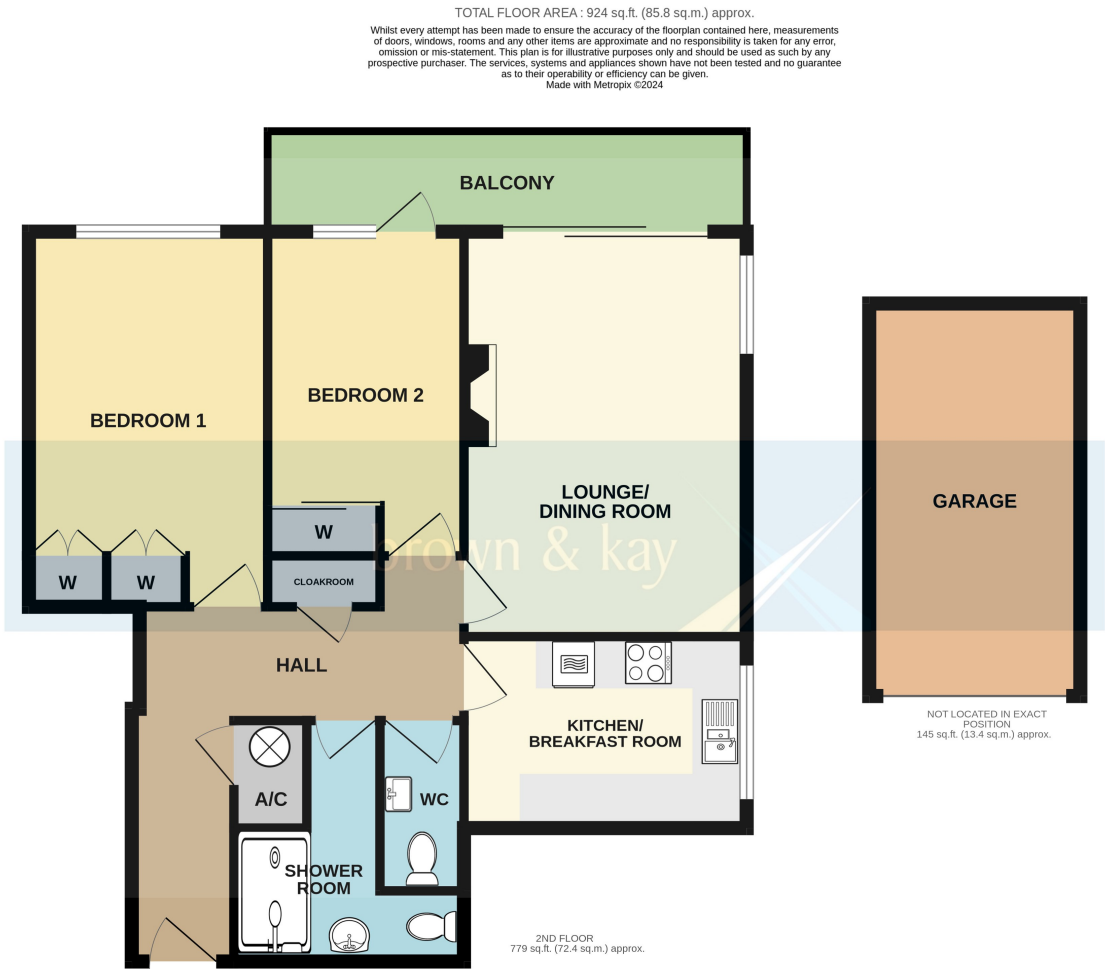




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England, Scotland & Wales		
EU Directive 2002/91/EC		



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 firms 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





Flat 32, Pine Park Mansions 1-3 Wilderton Road, BRANKSOME PARK BH13 6EB Guide Price £235,000

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