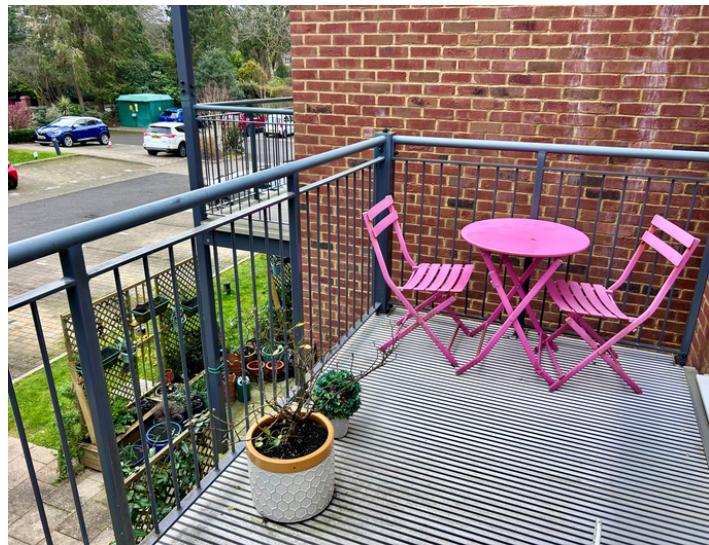


£400,000

Flat 10, Clarendon House, 46-48 Tower Road, BRANKSOME PARK, Dorset BH13 6FE





## THE PROPERTY

Brown and Kay are delighted to market this beautifully presented apartment, situated within this sought after 'retirement living' development for those over 60 years of age. This lovely home enjoys a first floor position of just 32 apartments and benefits from superb communal facilities including a dedicated house manager, a luxurious guest suite and a fantastic social scene. The apartment itself boasts a 20' living room with balcony, a well fitted kitchen, a generous master suite with en-suite and walk-in wardrobe, a double second bedroom as well as a main shower room and useful utility room.

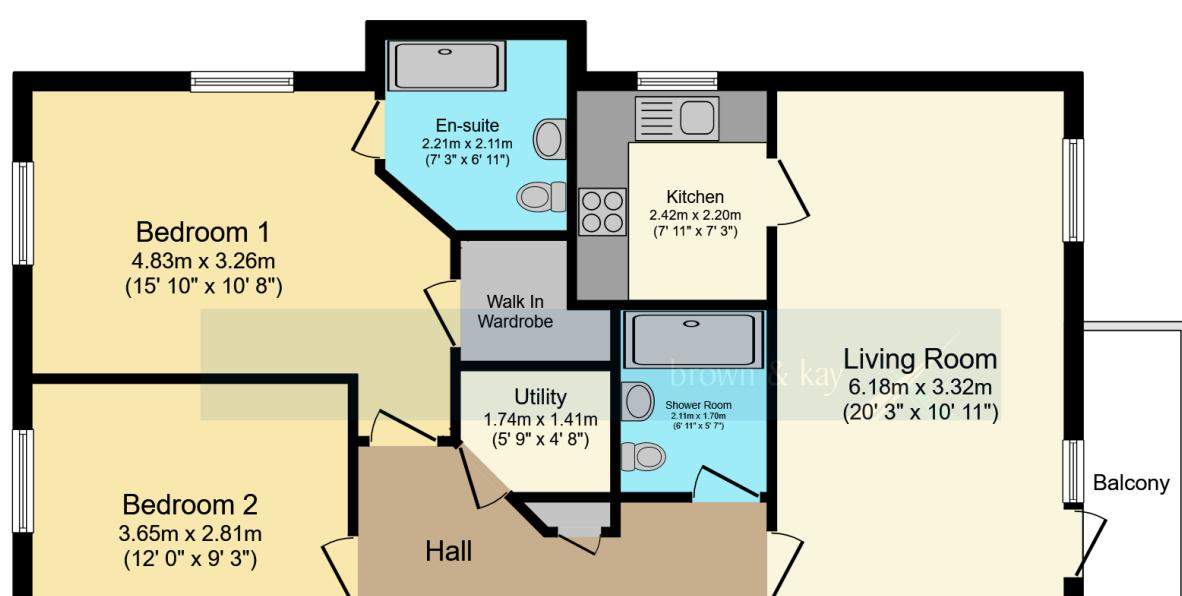
The property occupies a lovely position within this highly favoured location of Branksome Park ideally placed to take advantage of all the area has to offer. The lively village of Westbourne offers a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. With leisure in mind, you will find miles upon miles of golden sandy shores with promenade stretching from the famous Sandbanks all the way to Bournemouth and beyond and for transport links, there are plentiful bus services in and around the area as well as main line train stations at nearby Branksome, and the main town of Bournemouth.

## MATERIAL INFORMATION

Tenure - Leasehold  
Length of Lease - 999 years from 1st Jan 2019  
Service Charge - £4,355.29 per annum which includes a House Manager and 24 hour emergency call system  
Ground Rent - £495 per annum  
Management Agent - To be confirmed  
Pets - To be confirmed  
Utilities - Mains Electricity and Water  
Drainage - Mains Drainage  
Broadband and Mobile Signal - Refer to Ofcom website  
Council Tax - Band E  
EPC Rating - C

## KEY FEATURES

- SOUGHT AFTER RETIREMENT DEVELOPMENT
- FIRST FLOOR
- GENEROUS LIVING ROOM
- TWO DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE WET ROOM
- BALCONY
- USEFUL UTILITY ROOM
- FITTED KITCHEN
- CLOSE TO THE BEACH
- TENURE - LEASEHOLD



Floor Plan

Floor area 74.7 sq.m. (804 sq.ft.)

Total floor area: 74.7 sq.m. (804 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(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			