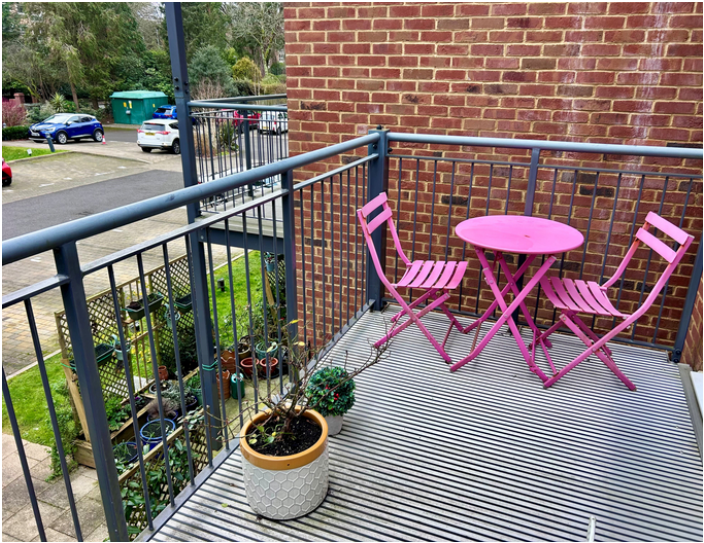




brown & kay

£400,000  
Flat 10, Clarendon House, 46-48 Tower Road, BRANKSOME PARK, Dorset BH13 6FE



**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



Email: [sales@brownandkay.co.uk](mailto:sales@brownandkay.co.uk) Web: [www.brownandkay.co.uk](http://www.brownandkay.co.uk) Tel: 01202 765995





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.

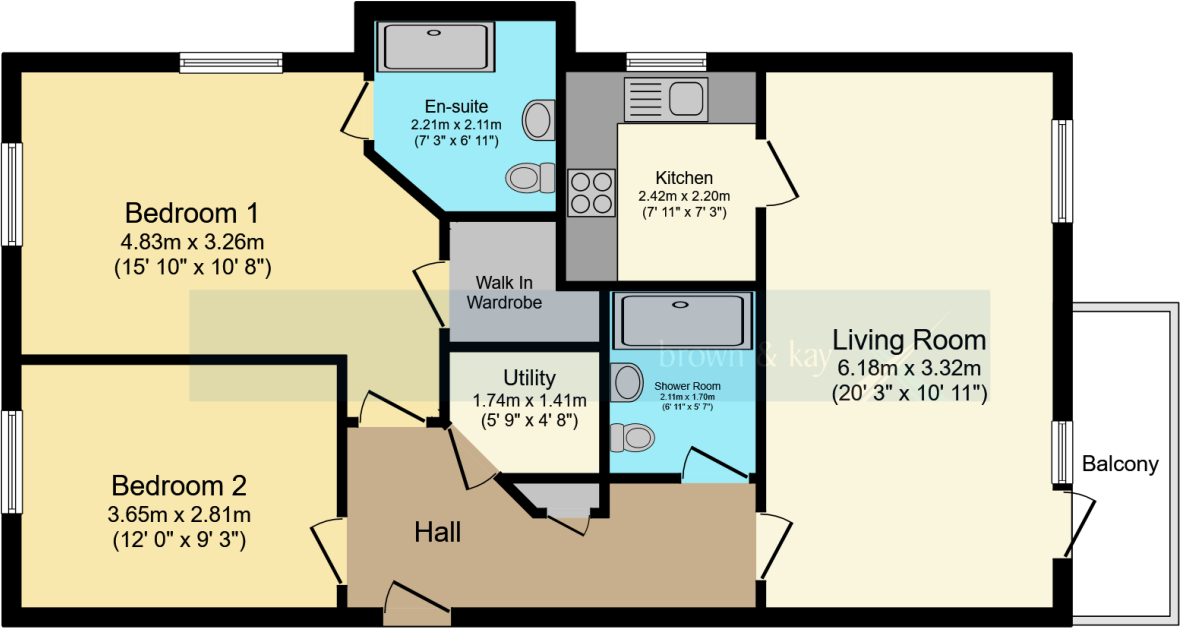
The property occupies a lovely position within this highly favoured location of Branksome Park ideally placed to take advantage of all the area has to offer. The lively village of Westbourne offers a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street 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+)	80	80		
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				
England, Scotland & Wales				
EU Directive 2002/91/EC				