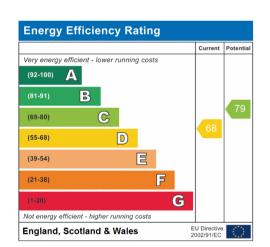


auctions









Floor area 102.3 sq.m. (1,101 sq.ft.) approx





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

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.















# Flat 8 Centenary Court 19 Burton Road, BRANKSOME PARK BH13 6DT

£450,000

## The Property

Brown and Kay are delighted to market this bright and airy two/three bedroom apartment located in the sought after area of Branksome Park. The property is positioned on the third (top) floor and affords generous and well arranged accommodation with benefits to include 25' entrance hall, good size lounge with access to the balcony, bedroom three/dining room, en-suite bathroom and separate shower room. Furthermore, a garage is conveyed with the apartment and there is a share of the freehold.

Centenary Court is situated in the highly desirable location of Branksome Park being within close proximity of Westbourne Village which offers a whole host of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Award winning sandy beaches with miles of impressive promenade are also close by and stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

#### **COMMUNAL ENTRANCE**

With secure entry system through to the communal entrance hallway, stairs or lift to the third (top) floor.

# **ENTRANCE HALL**

25' 8" x 6' 5" (7.82m x 1.96m) Double opening storage cupboard, airing cupboard.

#### LOUNGE

17' 7"  $\times$  11' 10" (5.36m  $\times$  3.61m) Double glazed window to the side aspect, radiator, double glazed sliding door to the balcony.

#### **BALCONY**

A good size balcony with pleasant outlook.

#### **DINING ROOM/BEDROOM THREE**

12' 0" x 11' 6" (3.66m x 3.51m) Double glazed windows to the front and side aspects, radiator.

### KITCHEN

13' 2" x 9' 0" (4.01m x 2.74m) Fitted with a range of wall and base units with work surfaces over, space for cooker, space and plumbing for washing machine and dishwasher, space for fridge/freezer, storage cupboard, radiator, wall mounted boiler, double glazed window to the front and double glazed window to the side aspect.

#### **SHOWER ROOM**

8' 6" x 7' 10" (2.59m x 2.39m) Oversize shower cubicle, low level w.c. and wash hand basin. Radiator, tiled walls, vanity light, recessed cupboard.

#### **BEDROOM ONE**

13' 5" x 12' 10" (4.09m x 3.91m) Double glazed window to the front aspect, two double opening wardrobes with hanging and shelving space, radiator.

#### **EN-SUITE BATHROOM**

9' 0"  $\times$  5' 5" (2.74m  $\times$  1.65m) Double glazed window to the front aspect, suite comprising panelled bath with mixer tap and shower attachment, low level w.c. and wash hand basin. Storage cupboard, radiator.

#### **BEDROOM TWO**

14' 6" x 10' 6" (4.42m x 3.20m) Double glazed window to the rear aspect, full width built-in wardrobes, radiator.

#### **GROUNDS**

Centenary Court occupies well maintained communal grounds which are lawned with shrub borders.

#### **GARAGE**

Single garage with electric up and over door.

#### **TENURE - SHARE OF FREEHOLD**

Length of Lease - 999 years, remaining to be confirmed

Maintenance - £3,150.00 per annum to include Buildings Insurance, water, sewerage, cleaning and communal gardens.

**COUNCIL TAX - BAND D**