



Floor Plan

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Flat 7, Ashton Court 46 Western Road, BRANKSOME PARK BH13 6EU

£285,000

The Property

Brown and Kay are pleased to market this two bedroom apartment situated on the first floor of this popular development. Ideally positioned within walking distance of Westbourne, this home has much to offer. The well planned accommodation boasts a fitted kitchen, dual aspect living room with balcony, two bedrooms, and shower room. Furthermore, there is a garage, a share of the freehold and with no forward chain this is a must see home.

Ashton Court is located in sought after Branksome Park ideally positioned within reach 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 within walking distance, as are bus services which operate to surrounding areas. Miles upon miles of sandy shores and scenic promenade are also within comfortable distance and stretch to Bournemouth town centre and beyond in one direction, and the famous Sandbanks in the other.

COMMUNAL ENTRANCE HALL

With secure entry and lift to the first floor.

ENTRANCE HALL

Airing cupboard with immersion and water tank, two further storage cupboards.

LIVING ROOM

18' 3" x 14' 5" (5.56m x 4.39m) Dual aspect with double glazed window to the front and sliding door to the balcony, feature fireplace surround.

BALCONY

With pleasant outlook.

KITCHEN

12' 11" x 7' 10" (3.94m x 2.39m) Fitted kitchen equipped with a range of wall and base units, inset one and a half bowl sink unit with drainer, integrated dishwasher, freestanding oven and hob with extractor over, free standing fridge/freezer, UPVC double glazed window to the front.

BEDROOM ONE

14' 8" x 11' 11" (4.47m x 3.63m) UPVC double glazed window to the front, fitted wardrobes and chest drawers, radiator.

BEDROOM TWO

13' 1" x 8' 4" (3.99m x 2.54m) UPVC double glazed window to the front, vanity unit with sink, radiator.

SHOWER ROOM

Two frosted windows to the side aspect, shower cubicle with mains fed shower, w.c. and vanity unit with wash hand basin, radiator.

COMMUNAL GROUNDS

Ashton Court occupies well maintained communal grounds which are laid to lawn with mature surround.

GARAGE

Located in a block.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 24th June 1960
Maintenance - Charge for Jan - Dec 2024 is £2,865.43 - this is higher than previous years as building up the Reserve Fund.
Management Agent - Woodley Associates

COUNCIL TAX - BAND D