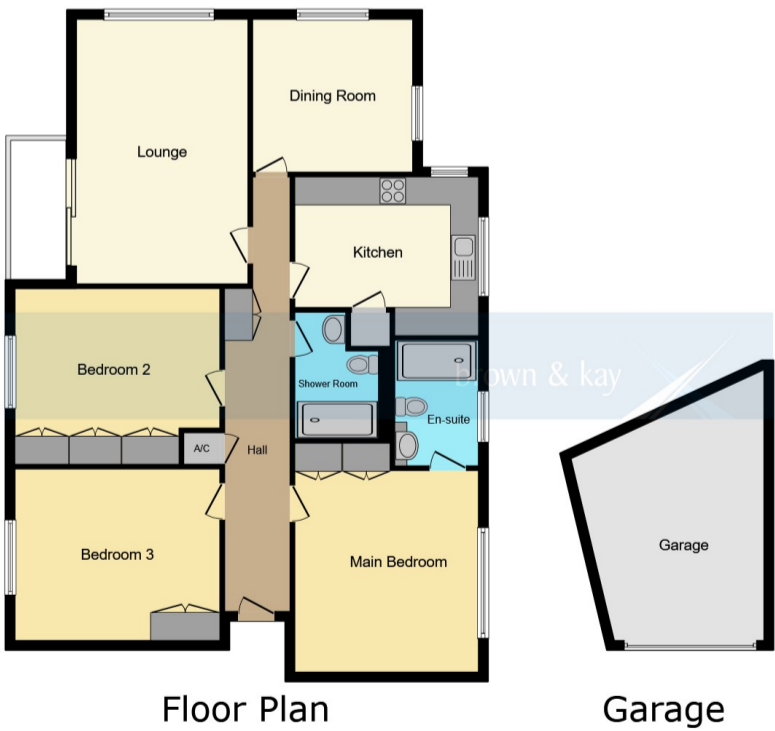




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

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 firm's 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



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 3 Centenary Court 19 Burton Road, Branksome Park BH13 6DT

£475,000

The Property

Brown and Kay are delighted to market this beautifully presented three double bedroom apartment situated in the sought after area of Branksome Park. This first floor home affords generous and well thought out accommodation and features a 17' living room with a westerly facing window and access to the southerly facing balcony, a separate dining room, a well appointed kitchen with integrated appliances, an en-suite shower room and additional shower room for added convenience. Furthermore, there are well tended communal grounds and a garage, and with a share of the freehold this would make an excellent property choice.

Centenary Court occupies a lovely position in the prime residential area of Branksome Park well located for all the area has to offer. The bustling village of Westbourne with its 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 are within comfortable reach, as are bus services which operate to surrounding areas. Miles upon miles of sandy shores and scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other area also closeby.

AGENTS NOTE - PETS AND HOLIDAY LETS

Neither pets nor holiday lets are permitted under the terms of the lease.

COMMUNAL ENTRANCE HALL

Secure entry system with stairs and lift to the first floor.

SPACIOUS ENTRANCE HALL

25' 9" x 6' 5" max (7.85m x 1.96m) Storage cupboard, further double opening cupboard, radiator.

LIVING ROOM

17' 8" x 11' 10" (5.38m x 3.61m) Double glazed window to the side enjoying a Westerly aspect, double glazed door to the balcony, radiator.

SOUTHERLY FACING BALCONY

A good size balcony with a southerly aspect and pleasant outlook.

DINING ROOM

11' 10" x 11' 6" (3.61m x 3.51m) Double glazed windows to the front and side aspects, radiator.

KITCHEN

13' 5" x 8' 0" (4.09m x 2.44m) Beautifully fitted and equipped with a range of wall and base units with work surfaces over, AEG gas hob, unit housing Neff oven with Bosch microwave, integrated fridge/freezer, pan drawer, space and plumbing for washing machine, integrated Neff dishwasher, breakfast bar, pantry cupboard, radiator, double glazed windows to the front and side aspect, combination boiler (circa 5 years old).

BEDROOM ONE

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

EN-SUITE SHOWER ROOM

8' 10" x 5' 4" (2.69m x 1.63m) Oversize shower cubicle with wall mounted shower, low level w.c. and wash hand basin inset in to vanity unit, radiator, double glazed window.

BEDROOM TWO

14' 5" x 9' 4" (4.39m x 2.84m) Double glazed window to the rear aspect overlooking the garden, double opening wardrobe, radiator.

BEDROOM THREE

14' 7" x 10' 5" (4.45m x 3.17m) to wardrobe front. Double glazed window to the rear aspect, three double opening wardrobes, radiator.

SHOWER ROOM

8' 1" x 6' 1" (2.46m x 1.85m) Oversize shower cubicle with wall mounted shower, low level w.c. and wash hand basin inset in to vanity unit, heated towel rail.

OUTSIDE

Centenary Court sits in well tended grounds which are lawned with well stocked shrub borders.

GARAGE

In block.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 1st January 1978
Maintenance - Currently £3,775.00, from the 1st October it will be £4,290.00 per annum including sinking funds, maintenance, building insurance, water and sewage, general gardening and window cleaning.
Management Agent - Bonita One Management Ltd.

COUNCIL TAX - BAND D