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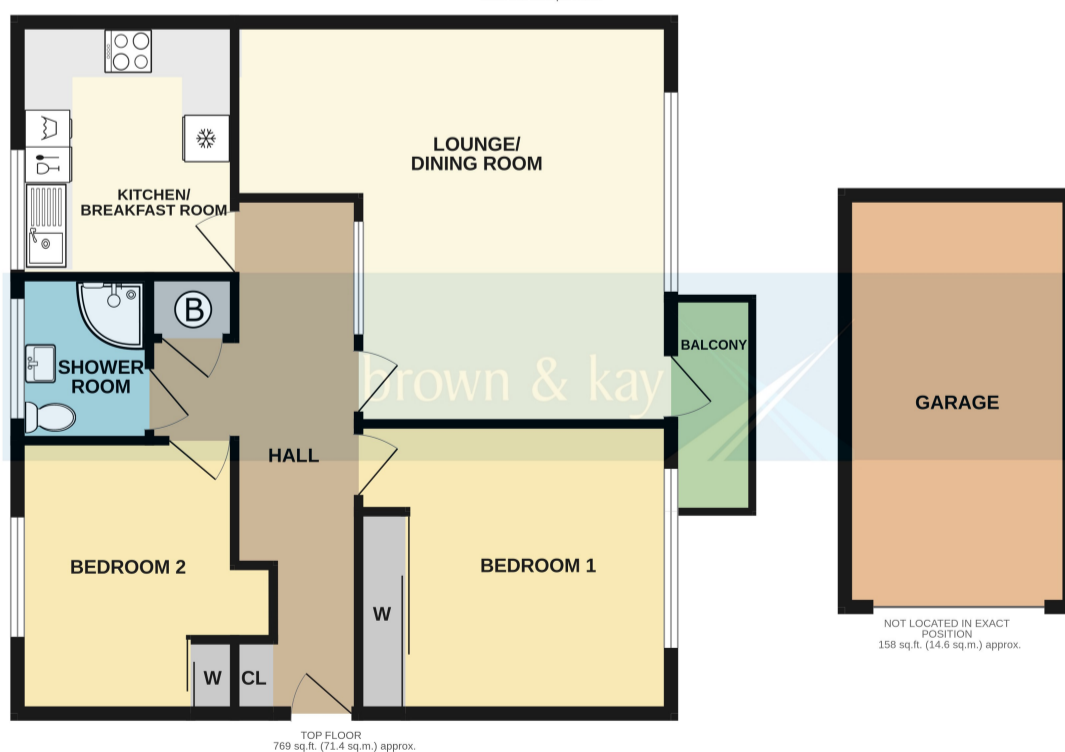
mortgages

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auctions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA: 926 sq.ft. (86.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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The Property
Ombudsman
SALES

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



Flat 6, Cranborne Court, 35 Marlborough Road, WESTBOURNE BH4 8DF

£260,000

The Property
Brown and Kay are pleased to market this two bedroom apartment situated in the sought after Golden Grid location of Westbourne. The property enjoys a second floor position within this low rise development and in brief comprises a 16' living/dining room, a southerly aspect balcony, fitted kitchen, two bedrooms both with fitted wardrobes, and shower room. Furthermore, there is a garage and with a share of freehold this is a must see home.

Cranborne Court occupies a super position within the popular area of Westbourne being ideally placed to take advantage of all the area has to offer. Within walking distance you will find a wide and varied range of shopping facilities to include a mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Head the other way and you can enjoy a leisurely stroll through the Chine with pathways meandering directly on to the beach with miles upon miles of sandy shores and promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The area is also well catered for with bus services operating to surrounding areas and main line train stations located at Branksome and Bournemouth.

- COMMUNAL ENTRANCE HALL**
Secure entry system, stairs lead to the second floor.
- LIVING/DINING ROOM**
16' 7" x 13' 2" (5.05m x 4.01m) narrowing to 7'2 in the dining area. Window to the rear aspect, door to balcony, electric radiator.
- SOUTHERLY ASPECT BALCONY**
Enjoying a southerly aspect.
- KITCHEN**
10' 6" x 9' 1" (3.20m x 2.77m) Fitted with a range of wall and base units with work surfaces over, integrated fridge/freezer, dishwasher and washing machine, built-in electric hob and over, inset sink, window to the rear aspect.
- BEDROOM ONE**
12' 10" x 11' 10" (3.91m x 3.61m) Front aspect window, fitted wardrobes, electric radiator.
- BEDROOM TWO**
11' 2" x 9' 2" (3.40m x 2.79m) Rear aspect window, fitted wardrobe, electric radiator.
- SHOWER ROOM**
Shower cubicle, wash hand basin and w.c. Heated towel rail, rear aspect frosted window.
- COMMUNAL GROUNDS**
Cranborne Court occupies well maintained communal grounds.

- GARAGE**
A garage is conveyed with the property, we are advised you can also park outside your garage.
- MATERIAL INFORMATION**
Tenure - Share of Freehold
Length of Lease - 900 years plus
Maintenance - £550 per quarter
Parking - Garage
Pets & Holiday Lets - Neither are permitted within the terms of the lease
Utilities - Mains Electricity and Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - C
EPC Rating - E