



Flat 17, Headinglea, 5 The Avenue, BRANKSOME PARK, Dorset BH13 6AA

£525,000

brown & kay



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR

The Property  
Ombudsman  
SALES

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THE PROPERTY

Brown and Kay are delighted to market this extremely well presented two bedroom apartment situated in the highly sought after residential area of Branksome Park. This lovely home enjoys a first floor position within this exclusive, gated development and internally affords generous and well proportioned accommodation. In particular, the property features an impressive living/dining room with adjacent sun room, a well fitted kitchen/breakfast room, two bedrooms - the main having an en-suite shower room, and a main bathroom. Furthermore, there is secure underground parking, a share of the freehold and with no forward chain this would make an excellent property choice.

Headinglea occupies a lovely position within this prime residential area well located to take advantage of all the area has to offer. Golden sandy shores with miles upon miles of promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in other are closeby as is the bustling village of Westbourne which 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. The area is also well catered for with bus services operating to surrounding areas and local train stations at both Branksome and Bournemouth with links to London Waterloo.

MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - 976 years remaining
- Maintenance - £3,900 per annum, this includes further payment to the Reserve Fund, which at the last Audit had a balance of around £108,000
- Management Agent - Burns Hamilton
- Pets & Holiday Lets - Neither are permitted
- Parking - Secure underground parking space, there is also surface level visitor parking
- Utilities - Mains Electricity, Gas & Water and Mains Drainage
- Broadband and Mobile Signal - Refer to Ofcom website
- Council Tax - F
- EPC Rating - B

KEY FEATURES

- NO FORWARD CHAIN
- GATED DEVELOPMENT
- FIRST FLOOR APARTMENT
- IMPRESSIVE LIVING/DINING ROOM
- SUN ROOM
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM TO MASTER
- SECURE UNDERGROUND PARKING
- TENURE - SHARE OF FREEHOLD
- COUNCIL TAX - BAND F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
(92+)		
B		
(81-91)		
C	82	82
(69-80)		
D		
(55-68)		
E		
(39-54)		
F		
(21-38)		
G		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

