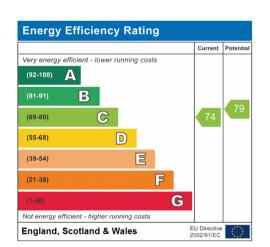
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Floor Plan





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

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residential sales













Flat 7 Stillwaters, 11 Burton Road, BRANKSOME PARK BH13 6DT

OIEO £500,000

The Property

We are pleased to market this spacious home situated in this exclusive development of just 8 apartments. The property, which is situated on the top floor, offers many fine features to include three double bedrooms with en-suite and dressing room to bedroom one, generous lounge and dining area, ample storage, south facing balcony, double garage with electric door and well manicured communal grounds. Furthermore, there is no forward chain and a share of the freehold.

Stillwaters is situated in the prestigious area of Branksome Park alongside homes of similar calibre. Westbourne Village with its bustling vibe offers an eclectic mix of café bars, restaurants and boutique shops together with the usual high street names such as Marks & Spencer food hall.

COMMUNAL ENTRANCE

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

ENTRANCE HALL

Three useful storage cupboards.

LOUNGE

19' 4" \times 11' 7" (5.89m \times 3.53m) Rear aspect UPVC double glazed window, radiator, sliding door to the balcony, archway to the dining area.

FULL WIDTH BALCONY

9' 3'' x 7' 4'' (2.82m x 2.24m) South facing with pleasant outlook over the gardens.

DINING AREA

11' 6" x 10' 5" (3.51m x 3.18m) Side aspect UPVC double glazed window, radiator, door to the kitchen.

KITCHEN

16' 4" x 10' 4" (4.98m x 3.15m) Rear aspect UPVC double glazed window, fitted with a range of wall and base units with roll edge work surfaces over, space for washing machine, dishwasher and fridge/freezer, built-in electric oven and gas hob. Radiator.

BEDROOM ONE

19' 4" x 11' 7" (5.89m x 3.53m) Front aspect UPVC double glazed window, radiator, archway to dressing room.

DRESSING ROOM

9' 3" \times 6' 1" (2.82m \times 1.85m) Range of built-in cupboards and drawers, door through to the ensuite bathroom.

EN-SUITE BATHROOM

Suite comprising wash hand basin, bath and w.c. Radiator and window to the rear.

BEDROOM TWO

13' 1" x 10' 4" (3.99m x 3.15m) Side aspect UPVC double glazed window, radiator, built-in wardrobes.

BEDROOM THREE

13' 1" x 9' 7" (3.99m x 2.92m) Side aspect UPVC double glazed window, radiator.

FAMILY SHOWER ROOM

Rear aspect UPVC double glazed window, radiator, shower cubicle, wash hand basin and low level w.c.

COMMUNAL GROUNDS

Stillwaters occupies well maintained communal grounds

DOUBLE GARAGE

With electric up and over door.

TENURE - SHARE OF FREEHOLD

Length of lease - Extended circa 1998 to 999 years Maintenance - £2,388.00 approximately per annum

COUNCIL TAX - BAND E