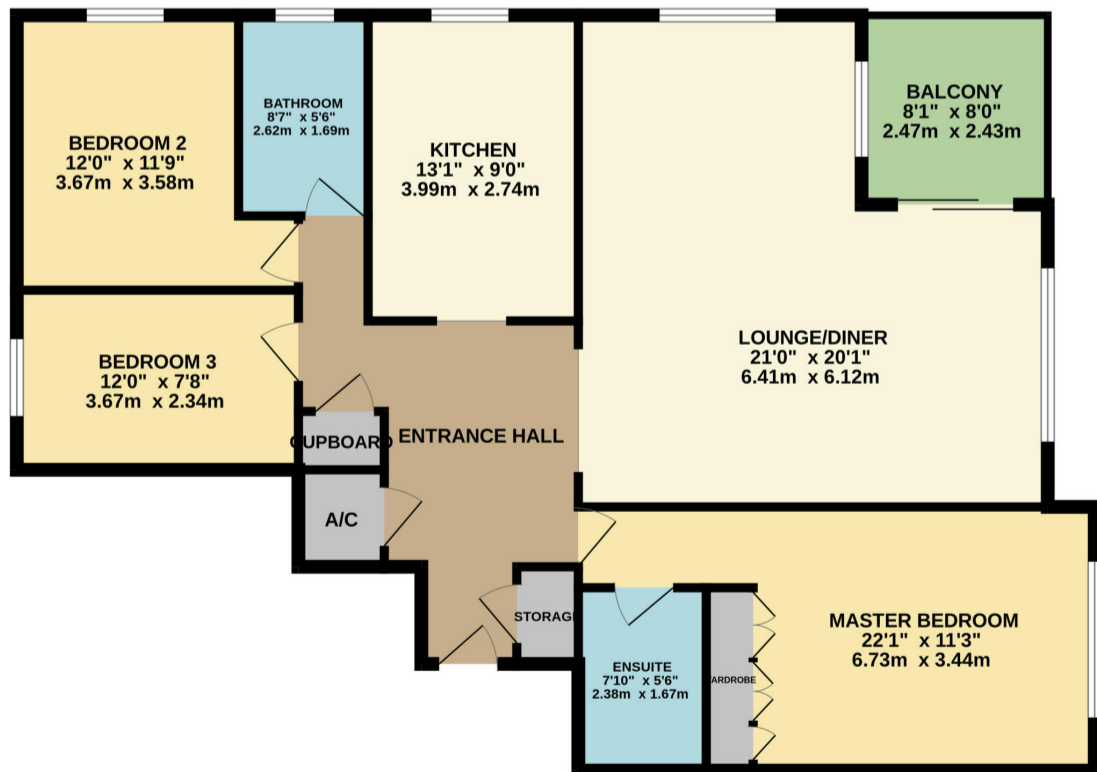




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FIRST FLOOR
1151 sq.ft. (106.9 sq.m.) approx.



TOTAL FLOOR AREA: 1151 sq.ft. (106.9 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.
Made with Metropix 62023

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.

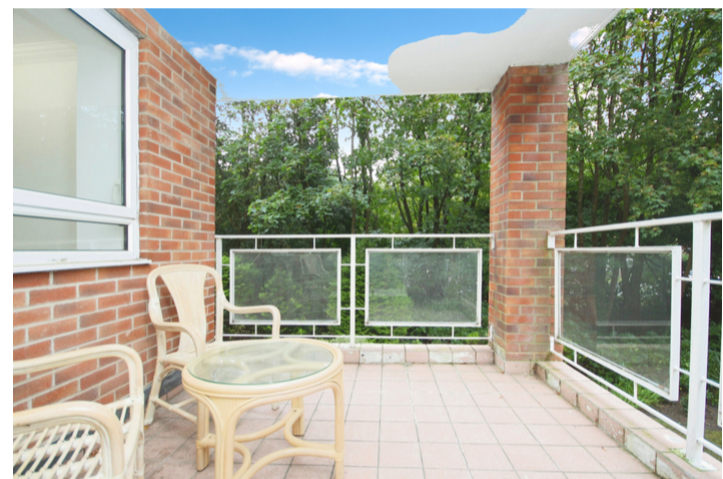


rightmove
find your happy

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 4 St James Court 26 The Avenue, BRANKSOME PARK BH13 6BF

£375,000

The Property

Occupying a first floor position within this sought after development ideally positioned close to golden sandy beaches and Westbourne Village. The home is offered with the advantage of no forward chain and in brief offers generous and well proportioned accommodation to include a good size entrance hall, very spacious lounge/dining room with access to the balcony, kitchen/breakfast room, three bedrooms with en-suite to the master, and principal bathroom. Furthermore, there is a garage conveyed with the home and a share of freehold.

St James Court sits in mature, well tended grounds well positioned for everything the area has to offer. In one direction you can enjoy miles upon miles of golden sandy beaches and promenade which stretch to Bournemouth and beyond one way, and the famous Sandbanks in the other. Also close by, 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.

Security entry system leads into communal entrance hall

Stairs of lift to first floor

Door to apartment entrance hall

Storage cupboards, video entry system, radiator

Lounge/Diner

21' 1" x 20' 1" (6.43m x 6.12m) Double glazed side and rear windows with pleasant outlook over communal gardens, two radiators, fireplace with surround, double glazed door to balcony

Balcony

Pleasant outlook over communal grounds

Kitchen/Breakfast room

13' 1" x 9' 0" (3.99m x 2.74m) Double glazed window, excellent range of wall and base units comprising integrated dishwasher, work surface with inset hob, unit housing double oven, integrated fridge/freezer, integrated washing machine, cupboard housing boiler, range of wall cupboards, breakfast bar/table, radiator.

Bedroom One

22' 1" Max into recess x 11' 3" (6.73m x 3.43m) Double glazed window, range of built in wardrobes with hanging and shelving space, radiator.

En-Suite

7' 10" x 5' 6" (2.39m x 1.68m) Wash basin, double corner shower cubicle, wall mounted shower, low level WC, heated towel rail, tiled walls and flooring.

Bedroom Two

12' 0" x 11' 9" (3.66m x 3.58m) Double glazed window, range of built in wardrobes, radiator.

Bedroom Three

12' 0" x 7' 8" (3.66m x 2.34m) Double glazed window, radiator.

Bathroom

Double glazed window, P-shaped bath with mixer taps and rainfall shower, Wash basin, Low level WC, heated towel rail, tiled walls.

Outside

Well maintained communal grounds which are a mixture of lawn and shrub garden areas with seating.

Parking

There is ample visitor parking spaces.

Garage

In block

Tenure-Share of Freehold

**Maintenance: £3400 Including water & sewerage
Council Tax Band F**