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





THE PROPERTY

Brown and Kay are pleased to market this two bedroom apartment situated in the sought after area of Branksome Park. This lovely home enjoys a raised ground floor position with pleasant aspect and in brief comprises a more than generous dual aspect living/dining room with access to the balcony, a well fitted kitchen and two bedrooms. A particular standout is the recently fitted bathroom and separate w.c. with modern white suites and complementary tiling. There is also the benefit of a garage with electric door, a share of freehold and with no forward chain this would make an excellent property choice.

The property is situated in a great location ideally placed to take advantage of all the area has to offer. The bustling village of Westbourne is nearby and 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. With leisure in mind, glorious sandy beaches with miles upon miles of golden shores and promenade stretching from the famous Sandbanks one way, to Bournemouth and beyond in the other are also closeby. The area is also well catered for with bus services operating to surrounding areas and main line train stations with links to London Waterloo at nearby Branksome and Bournemouth town centre.

MATERIAL INFORMATION

Tenure - Share of Freehold
 Length of Lease - Years remaining to be confirmed
 Service Charge - £865 every quarter plus £120 every quarter for water and sewage
 Pets and Holiday Lets - Neither are permitted
 Parking - Garage with electric door
 Utilities - Mains Electricity, Gas and Water
 Drainage - Mains Drainage
 Broadband - Refer to Ofcom website
 Mobile Signal - Refer to Ofcom website
 Council Tax - Band D
 EPC Rating - D

KEY FEATURES

- NO FORWARD CHAIN
- RAISED GROUND FLOOR FLAT
- GENEROUS LIVING/DINING ROOM
- BALCONY
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- RECENTLY FITTED BATHROOM AND SEPARATE W.C.
- GARAGE WITH ELECTRIC DOOR
- SOUGHT AFTER LOCATION
- TENURE - SHARE OF FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
 Floor area 101.9 sq.m. (1,096 sq.ft.)

Total floor area: 101.9 sq.m. (1,096 sq.ft.)

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