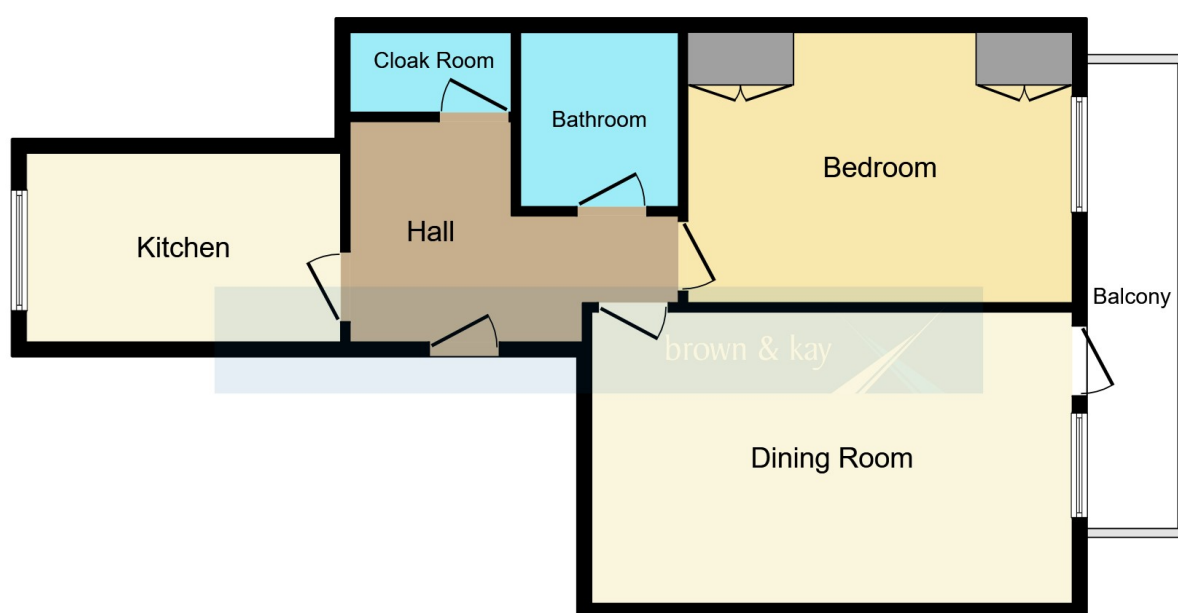




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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 6, 23 Clive Court, Marlborough Road, Bournemouth, Dorset BH4 8DE

£220,000

### The Property

Brown & Kay are delighted to market this large one double bedroom first floor flat situated in the popular 'golden grid' of Westbourne! Offered for sale with no forward chain the property also benefits from a large south facing terrace and a share of the freehold!

Clive Court is a small block of only 12 apartments, this property is situated on the first floor and boasts a good size kitchen, shower room, separate w.c, large bedroom and large lounge/diner with access onto the south facing balcony. The property has scope to modernise and make it your own - and would make an ideal first time buy, buy to let or potential downsize as there is so much space! This property must be viewed to be fully appreciated. Call Brown & Kay today!

### AGENTS NOTE - PETS AND HOLIDAY LETS

Our client has advised that neither pets nor holiday lets are permitted within the terms of the lease.

### COMMUNAL ENTRANCE HALL

Stairs to first floor

### ENTRANCE HALL

Secure entry phone system, storage cupboards.

### LIVING ROOM

19' 2" x 11' 9" (5.84m x 3.58m) A good size lounge with front aspect double glazed window and door to the balcony.

### BALCONY

Full width with southerly aspect.

### KITCHEN

12' 10" x 8' 1" (3.91m x 2.46m) Bright kitchen fitted with a range of wall and base units with contrasting work tops, tiled surround, appliances to remain, space for table and chairs, double glazed window to the rear aspect.

### BEDROOM

15' 9" x 11' 6" (4.80m x 3.51m) A generous bedroom with wardrobes to remain, front aspect double glazed window.

### BATHROOM

Panelled bath and wall mounted electric shower and wash hand basin.

### W.C

W.C.

### TENURE - SHARE OF FREEHOLD

Lease length - 980 years remaining.

Service Charge -