



brown & kay

residential sales

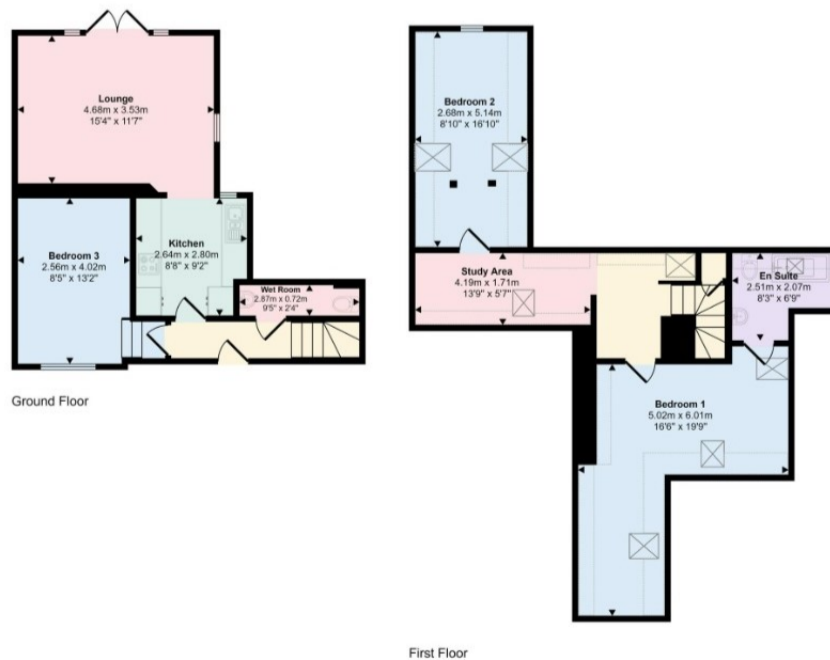
lettings

mortgages

land & new homes

auctions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



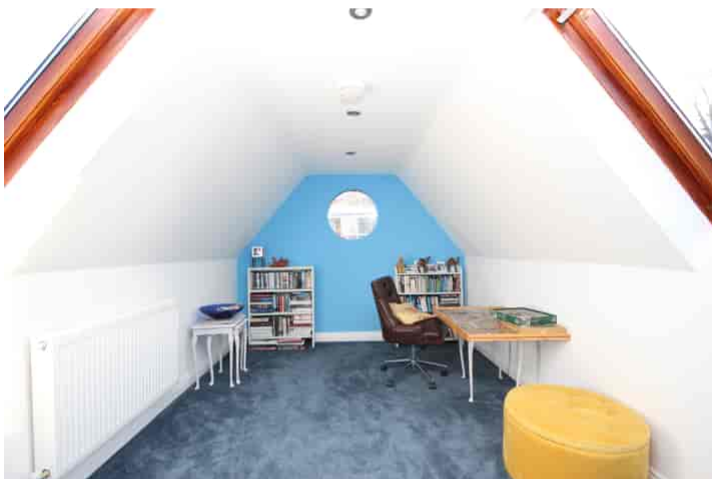
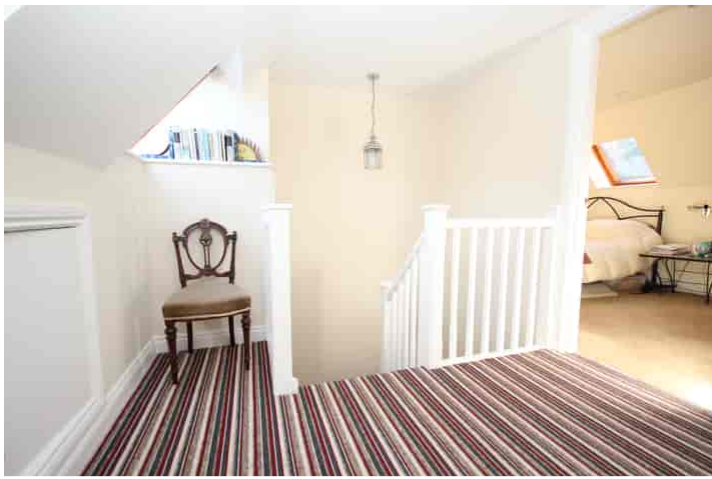
rightmove
find your happy

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.

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, 39 Chester Road, BRANKSOME PARK, Dorset BH13 6DE

O.I.E.O. £425,000

The Property

Brown and Kay are delighted to market this pet friendly (subject to consent), duplex apartment located within this attractive period building in the highly sought after area of Branksome Park. The home is arranged over the first and second floors and affords a blend of character and modern finishes, with a particular feature being the generously sized roof terrace. The well presented accommodation includes a first floor lovely size living room with polished wood flooring, a well fitted kitchen with named appliances, and bedroom two, with an additional two bedrooms, en-suite and wet room on the top floor. Together with allocated parking and the option to buy a share in the freehold this home is a must see, and would make a wonderful holiday home or main home alike.

The apartment occupies a lovely position in the highly desirable area of Branksome Park being within comfortable reach of Branksome Chine. Here you can enjoy the miles upon miles of impressive golden sandy beaches, perfect for a refreshing dip or paddle boarding session, or take a leisurely stroll along the promenade to Bournemouth and beyond in one direction and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. The stylish village of Westbourne with its distinctly cosmopolitan vibe and true sense of community is also close by and offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

AGENTS NOTE - PETS AND HOLIDAY LETS

Pets - Our client has advised they are happy to make an amendment in the lease to accept a small dog or cat.
Holiday Lets - To be advised

ENTRANCE HALL

With stairs to the second floor landing.

LIVING ROOM

15' 4" x 11' 7" (4.67m x 3.53m) A generous living room with double doors opening to the terrace, polished wood flooring, window overlooking the side aspect.

KITCHEN

9' 2" x 8' 8" (2.79m x 2.64m) Equipped with a range of high gloss base and wall units with chrome fittings and underlighting, appliances to include Bosch cooker, Gorenjie gas hob with splashback, extractor fan, Bosch dishwasher, Gorenjie washing machine, tiled wood effect flooring, double sink with drainer, spotlighting.

BEDROOM TWO

19' 9" x 16' 6" (6.02m x 5.03m) Steps lead down to bedroom with single glazed window overlooking the front aspect, small cupboard housing electric consumer unit.

SECOND FLOOR LANDING

Light and spacious landing provides access to useful storage area and two bedrooms.

BEDROOM ONE

16' 10" x 8' 10" (5.13m x 2.69m) Double L-Shaped bedroom with characters eaves and roof windows, spotlighting, radiator.

EN-SUITE SHOWER ROOM

White bathroom suite comprising of a large bath tub with chrome taps, w.c. and vanity basin with mirror light above, heated towel rail, tiled flooring.

BEDROOM THREE

13' 2" x 8' 5" (4.01m x 2.57m) This unique room is accessed via a separate section of the landing with seated storage and a window, entering into a double bedroom with ample light via roof windows plus a porthole window, eaves storage.

WET ROOM

9' 5" x 2' 4" (2.87m x 0.71m) Modern tiling with chrome fittings, w.c. and basin and 'rainfall' shower.

PARKING

There is allocated off road parking.

TENURE - LEASEHOLD (POSSIBILITY OF BUYING A SHARE OF FREEHOLD)

Our client has advised there is the option of buying a share of the freehold for circa £3,906.00 (in addition to the purchase price), should this be of interest.
Length of Lease - 112 years remaining (125 years from 2010)

Ground Rent - £150 per annum

MAINTENANCE

Maintenance is on an as and when, shared on a 20% basis. Our client has advised us the roof and external decoration have been recently upgraded.

BUILDING INSURANCE

Share of building insurance, 20% of overall - approximately £150 - £200 per annum.

COUNCIL TAX - BAND C