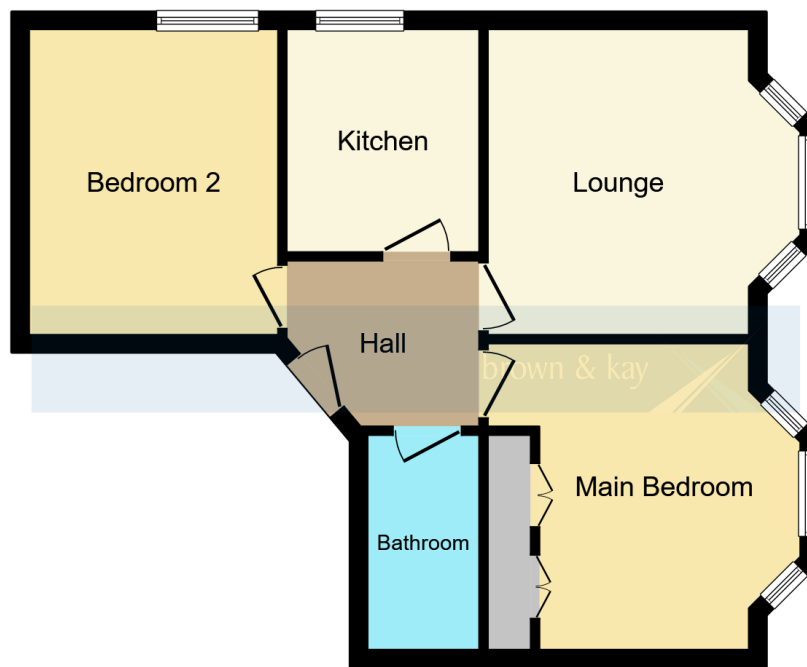




| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 71                      | 73        |
| (55-68)                                     | <b>D</b> |                         |           |
| (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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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995





## Flat 4, 7-9 Westbourne Park Road, Bournemouth, Dorset BH4 8HG

£265,000

### The Property

Brown and Kay are delighted to market this beautifully presented apartment located on the ground floor of this character building, being within close proximity to both Westbourne and the beach.

This well proportioned home affords a tasteful interior with standout features such as a stylish and well fitted kitchen with Quartz worktop, a large lounge with feature bay window and two good size bedrooms with the master having fitted wardrobes.

Furthermore, there is the benefit of an allocated parking space and together with a 116 years remaining on the lease this would make an excellent property choice.

The apartment is located in this highly sought after area well positioned to take advantage of all the area has to offer. The bustling village of Westbourne is within walking distance and there you can indulge in the eclectic mix of cafe bars, diverse restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Explore in the opposite direction and you will find miles upon miles of golden sandy beaches with promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other, a hot spot for water sport enthusiasts.

### AGENTS NOTE - PETS AND HOLIDAY LETS

To be confirmed

### ENTRANCE HALL

Doors through to all rooms, Karndean flooring.

### KITCHEN

9' 3" x 8' 8" (2.82m x 2.64m) Stunning kitchen equipped with a contemporary range of wall and base units with complimentary Quartz work top and upstand, inset composite sink unit, integrated fridge/freezer and washing machine, built-in electric Bosch oven and four point Bosch electric hob with extractor above, built-in microwave, continuation of flooring, under unit and kick plinth feature lighting.

### LOUNGE

12' 11" x 12' 5" (3.94m x 3.78m) Featuring a large front aspect UPVC double glazed bay window, radiator.

### BEDROOM ONE

13' 0" x 10' 9" (3.96m x 3.28m) up to built in wardrobes. Featuring a large front aspect UPVC double glazed bay window, radiator, fitted wardrobes.

### BEDROOM TWO

12' 6" x 9' 9" (3.81m x 2.97m) Side aspect UPVC double glazed window, radiator.

### BATHROOM

Suite comprising panelled bath with shower screen and wall mounted shower, wash hand basin and w.c. Towel rail.

### ALLOCATED PARKING

The apartment benefits from an allocated parking space to the rear, there is also visitor parking.

### TENURE - LEASEHOLD

Length of Lease - 116 years remaining  
Maintenance - £898 is payable every six months  
Ground Rent - £250 per annum  
Management Agent - Principle Estate Management

### COUNCIL TAX - BAND C