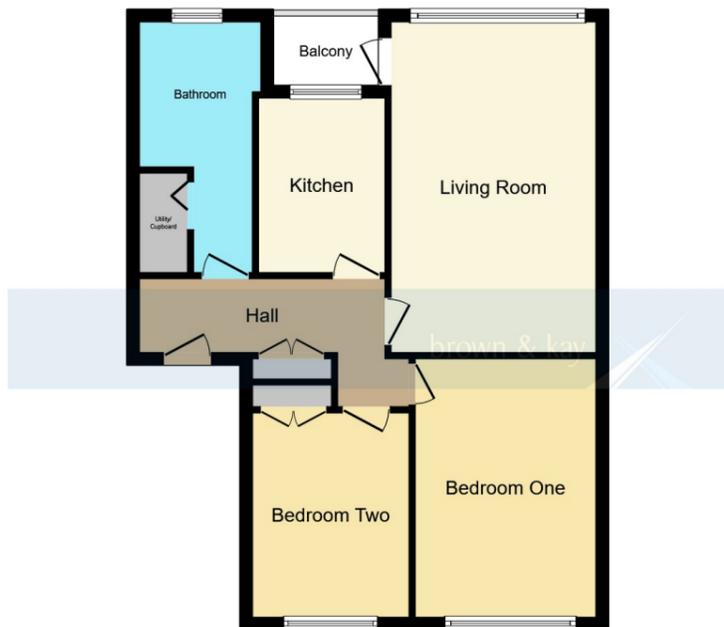




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU 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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**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, Pelham, 34 Lindsay Road, BRANKSOME PARK BH13 6AY

£230,000

### The Property

Brown and Kay are delighted to market for sale this well presented two bedroom apartment ideally located within reach of Westbourne village. The property sits on the first floor and boasts generous and well arranged accommodation to include a 17' lounge, balcony, well fitted kitchen with appliances, two bedrooms and a four piece bath/shower room. Additionally, there is a garage, a lengthy lease and with no forward chain this would make an excellent property choice.

Pelham is well positioned to take advantage of all the area has to offer with local shopping stores and train station located nearby. Within walking distance 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. For beach lovers, miles upon miles of golden sandy beaches are also close by and there you can enjoy a walk along the scenic promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The area is also well catered with bus services operating to surrounding areas and additional train station located in Bournemouth.

### COMMUNAL ENTRANCE HALL

Entry system, lift to the first floor.

### ENTRANCE HALL

Storage cupboard.

### LOUNGE

17' 11" x 11' 3" (5.46m x 3.43m) Window to the rear aspect, radiator, door to balcony.

### BALCONY

Overlooking communal gardens.

### KITCHEN

9' 6" x 7' 0" (2.90m x 2.13m) Well fitted with a modern range of wall and base units with contrasting work surfaces, fitted appliances to include dishwasher, fridge and freezer, built-in oven and hob, UPVC double glazed window.

### BEDROOM ONE

14' 2" x 9' 9" (4.32m x 2.97m) UPVC double glazed window, radiator.

### BEDROOM TWO

11' 0" x 8' 6" (3.35m x 2.59m) UPVC double glazed window, radiator.

### BATH/SHOWER ROOM

Modern four piece suite comprising bath, shower cubicle, wash hand basin inset in to vanity unit, and w.c. Complimentary tiling. Cupboard housing washing machine and tumble dryer.

### COMMUNAL GROUNDS

Pelham sits in well maintained communal grounds.

### GARAGE

Located in a block.

### MATERIAL INFORMATION

Tenure - Share of Freehold

Length of Lease - 997 years remaining

Service Charge - £693.59 payable every quarter

Management Agent - Mallorie Estate

Pets and Holiday Lets - Neither are permitted

Parking - Garage

Utilities - Mains Electricity/Water/Gas

Drainage - Mains Drainage

Broadband - Refer to ofcom website

Mobile - Refer to ofcom website

Council Tax - Band C

EPC Rating - C