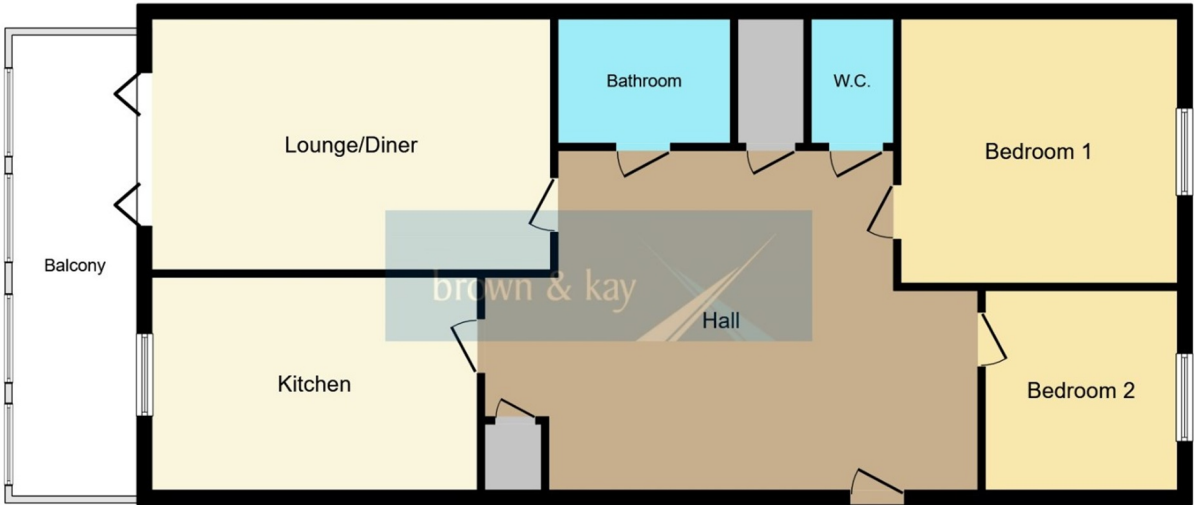




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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 Auburn Mansions, 94 Princess Road, POOLE BH12 1BW

£239,950

The Property
Brown and Kay offer this spacious two DOUBLE bed first floor apartment situated within walking distance of Westbourne village with its café bars, boutique shops and restaurants. The home has good size lounge with enclosed balcony, bathroom and separate WC and good size kitchen. Further benefits include garage and being share of freehold. Ideal FTB or Buy to let

- COMMUNAL ENTRANCE:**
Secure entry buzzer leads into the communal entrance with stairs or lift leading to the 1st floor.
- ENTRANCE HALL:**
Doors to accommodation, double open storage cupboard, radiator.
- LOUNGE/DINER:**
19' 5" x 11' 8" (5.92m x 3.56m) Double glazed sliding doors to enclosed balcony, radiator.
- ENCLOSED BALCONY:**
20' 8" x 4' 8" (6.30m x 1.42m) Rear aspect windows, radiator.
- KITCHEN:**
16' 8" x 8' 4" (5.08m x 2.54m) Double glazed window, range of wall and base units with work surfaces and plumbing for dishwasher and washing machine, space for fridge/freezer, further wall cupboards.
- BEDROOM ONE:**
15' 7" x 11' 1" (4.75m x 3.38m) Double glazed window, range of built in wardrobes including overhead storage cupboards and central unit.
- BEDROOM TWO:**
11' 8" x 8' (3.56m x 2.44m) Double glazed window, radiator.
- BATHROOM:**
Panelled bath with mixer taps and shower attachment, pedestal wash basin, heated towel rail.
- SEPERATE WC:**
Low level WC.
- GARDENS:**
Outside there are communal garden areas which are laid to lawn with shrub borders.

- GARAGE:**
Garage in block.
- TENURE: SHARE OF FREEHOLD**
Maintenance - Approximately £610 payable every 6 months
- MAINTENANCE: APPROX £610 PER 6 MONTHS**