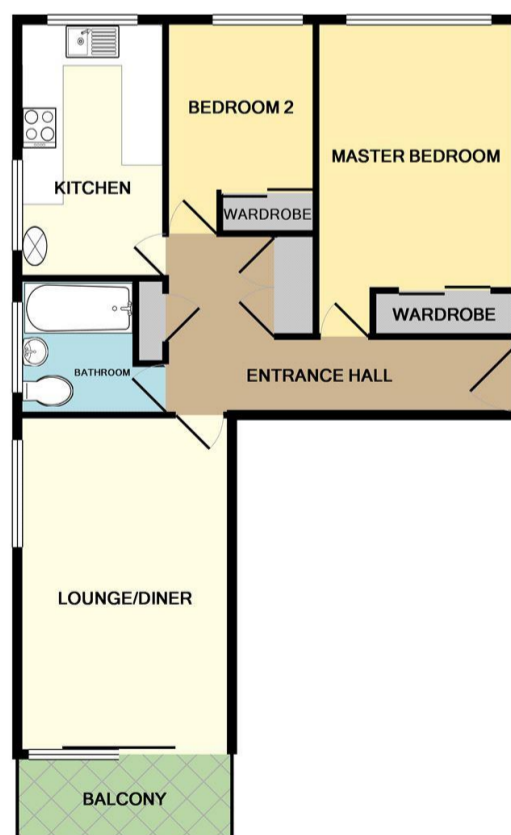




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This Floor Plan is for guidance only and is NOT to SCALE
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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.

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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: [01202 765995](tel:01202765995)



Flat 9, Coral Court 64a Princess Road, Poole, Dorset BH12 1BT

£215,000

The Property

Brown and Kay are pleased to market this two bedroom apartment situated in this convenient location close to Branksome rail station and Westbourne village. The property occupies a top floor position (stair access) within this low rise development and in brief comprises a lounge/dining room with access to the balcony, fitted kitchen, two bedrooms and bathroom. Furthermore, there is a garage, a share of the freehold and with no onward chain this would make an excellent first time buy or buy to let investment.

Coral Court is situated in a popular location ideally positioned for all the area has to offer. Nearby you will find a large Tesco together with John Lewis and Next home store, as well as Branksome rail station with Links to London Waterloo. Also within comfortable reach is the bustling village of Westbourne with its 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, you will find miles upon miles of golden sandy beaches and promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other.

AGENTS NOTE - PETS AND HOLIDAY LETS

Neither pets nor holiday lets are permitted.

COMMUNAL ENTRANCE HALL

Secure entry system with stairs to the second floor.

ENTRANCE HALL

Double opening storage cupboard, cupboard housing fuse box, access to loft space.

LOUNGE/DINING ROOM

15' 8" x 10' 4" (4.78m x 3.15m) Double glazed door to balcony with pleasant tree top outlook, two radiators, double glazed side window.

BALCONY

With pleasant outlook.

KITCHEN

13' 2" x 7' 8" (4.01m x 2.34m) Double glazed rear and side windows, range of wall and base units with work surfaces, inset sink, cooker to remain, space for washing machine and dishwasher, radiator.

BEDROOM ONE

15' 6" max x 9' 10" (4.72m x 3.00m) Double glazed rear windows, double opening sliding wardrobes, radiator.

BEDROOM TWO

10' 0" max x 7' 3" (3.05m x 2.21m) Double glazed window to the rear, double sliding wardrobe, radiator.

BATHROOM

7' 2" x 6' 7" (2.18m x 2.01m) Double glazed side window, suite comprising panelled bath with wall mounted electric shower and shower screen, pedestal wash hand basin and low level w.c. Radiator.

OUTSIDE

Coral Court sits in communal grounds with area of lawn and shrubs.

GARAGE

In block to the rear.

TENURE - SHARE OF FREEHOLD

Length of Lease - 986 years remaining
Maintenance - Approximately £2,100.00
Management Agent - Burns Hamilton

COUNCIL TAX - BAND B