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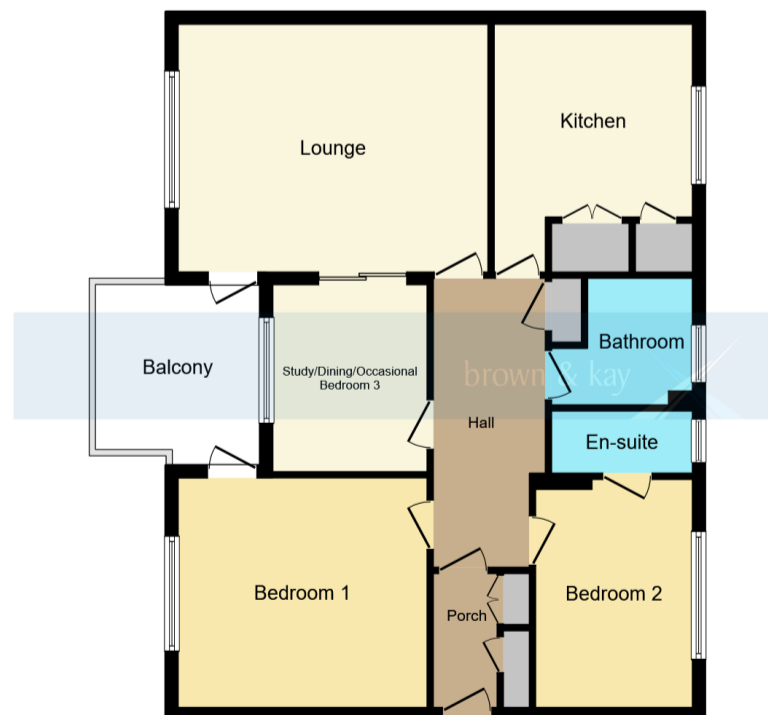
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan is for 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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Flat 22, Westerngate 11 The Avenue, BRANKSOME PARK BH13 6BB

£325,000

The Property

Brown and Kay are delighted to market this stunning two bedroom apartment, meticulously refurbished to a high standard throughout. This tastefully decorated home affords a stylish interior with emphasis on lifestyle living, and boasts many features to include a beautifully appointed kitchen, a very generous living room with doors to the dining room, a good size balcony for outside enjoyment, two bedrooms with the second featuring an en-suite shower room, and a principal bathroom, both with a contemporary finish. This apartment is a standout property choice and with the benefit of a garage, no forward chain and a share of freehold this is a must see home.

Westerngate is well positioned in the highly sought after and exclusive area of Branksome Park amongst homes of similar calibre. The bustling village of Westbourne is within comfortable reach, renowned for its vibrant coffee shops, diverse eateries, and charming boutiques together with the usual high street names such as Marks and Spencer food hall. Explore in the other direction and you will find miles upon miles of sandy shores and scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. The area is also well served with bus services operating to surrounding areas, and train stations are located at both Branksome and Bournemouth.

COMMUNAL ENTRANCE

The apartment is located on the fourth floor, accessed via a lift or stairs.

ENTRANCE LOBBY

With useful storage cupboards, door through to the entrance hall.

ENTRANCE HALL

A generous hallway with doors to the following rooms.

LIVING ROOM

16' 7" x 12' 9" (5.05m x 3.89m) Double glazed 'Tilt and Turn' windows to the front aspect, patio door to the balcony, sliding doors to dining room, electric radiator, wall lights.

BALCONY

Enjoying a westerly aspect and of a more than generous size.

DINING ROOM/BEDROOM THREE

10' 9" x 9' 1" (3.28m x 2.77m) Double glazed 'Tilt and Turn' window to the front aspect, electric radiator.

KITCHEN

10' 0" x 10' 0" (3.05m x 3.05m) Beautifully appointed kitchen equipped with a range of wall and base units with complimentary work surfaces over, built in oven and electric hob with extractor over, integrated dishwasher, space for fridge/freezer, airing cupboard and pantry cupboard, double glazed 'Tilt and Turn' windows to the rear.

BEDROOM ONE

13' 0" x 11' 10" (3.96m x 3.61m) Double glazed 'Tilt and Turn' windows to the front aspect, electric radiator, patio door to the balcony.

BEDROOM TWO

11' 9" x 9' 0" (3.58m x 2.74m) Double glazed 'Tilt and Turn' windows to the rear, electric radiator.

EN-SUITE SHOWER ROOM

Suite comprising shower cubicle with electric shower, wash hand basin with illuminating vanity mirror above and storage below, w.c., frosted window to the rear, electric heater.

BATHROOM

Suite comprising 'p' shaped bath with mixer taps and electric shower over, wash hand basin with storage below and illuminating vanity mirror above, w.c., frosted window to the rear, storage cupboard.

COMMUNAL GROUNDS

Westerngate sits in well tended communal grounds with lawn and established planting.

GARAGE

Up and over door.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 2005, 981 years remaining

Service Charges - £2,000.00 per annum (paid quarterly)
Management Agent - To be advised

COUNCIL TAX - BAND D