



Floor Plan



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Flat 7, Coral Court, 64a Princess Road, BRANKSOME, Dorset BH12 1BT

£225,000

The Property
Brown and Kay are delighted to market this extremely well presented two bedroom apartment situated a short distance of the sought after village of Westbourne. The apartment is positioned on the second (top) floor and affords a tastefully decorated interior with benefits to include a dual aspect living room, sunny aspect balcony, beautifully appointed & fully integrated kitchen, and stylish shower room. Furthermore, there is gas central heating, a garage and a long lease making this an ideal main home, holiday home or buy to let investment.

Coral Court is a purpose built block of 9 apartments and is well located for ease of reach to a Tesco shopping store, Branksome rail station and regular bus services which operate to surrounding areas. The bustling village of Westbourne is within walking distance and there you can enjoy the eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Leafy Chine walks are also close by and meander directly down to miles upon miles of impressive beaches which stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

- COMMUNAL ENTRANCE**
Stairs to the second (top) floor, please note there is no lift.
- ENTRANCE HALL**
Good size entrance hall with attractive flooring and doors to all primary rooms.
- LIVING ROOM**
15' 8" x 10' 6" (4.78m x 3.20m) Dual aspect with UPVC double glazed window to the side aspect and UPVC double glazed sliding patio door to the balcony, radiator.
- BALCONY**
Sunny aspect balcony with space for small table and chairs.
- KITCHEN**
13' 2" x 7' 7" (4.01m x 2.31m) Beautifully appointed kitchen equipped with MAGNET units to include wall and base with complimentary work surfaces and feature metro style tiling above, integrated eye level AEG microwave and oven, integrated AEG induction hob, integrated dishwasher, washer/dryer and fridge/freezer, feature flooring.
- BEDROOM ONE**
13' 1" x 10' 1" (3.99m x 3.07m) UPVC double glazed window to the front, fitted wardrobes, radiator.
- BEDROOM TWO**
9' 9" x 7' 2" (2.97m x 2.18m) UPVC double glazed window to the front, radiator, continuation of attractive flooring from hallway.

- SHOWER ROOM**
Stylish shower room with suite comprising generous step in shower, 'Roca' wash hand basin and low level w.c. Heated towel rail and UPVC double glazed frosted window to the side aspect.
- GARAGE & VISITOR PARKING**
The garage is located in a block, there is also ample visitor parking subject to availability.
- MATERIAL INFORMATION**
Tenure - Share of Freehold
Length of Lease - 999 years from 24th June 2011
Maintenance - £500 per quarter (£2,000.00 in total)
Management Agent - Burns
Parking - Garage
Pets & Holiday Lets - To be confirmed
Utilities - Mains Electricity, Gas & Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band B
EPC Rating - To be confirmed