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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 5, Albermarle, 11 Marlborough Road, WESTBOURNE BH4 8DB

£425,000

The Property
Brown and Kay are delighted to market this beautifully presented apartment occupying a lovely position in the sought after area of Westbourne. This generous and well proportioned apartment enjoys a top floor position within this character building and affords a host of features to include an impressive 20' living/dining room, modern fitted kitchen/breakfast room, two good size bedrooms and a large four piece bath/shower room. Additionally, there is a parking space and with a share of freehold this is an opportunity not to missed and internal viewing is highly recommended.

Albermarle is located in the highly desirable area of Westbourne ideally placed to take advantage of all the area has to offer. Moments from the apartment are glorious sandy beaches with miles upon miles of equally impressive promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. With shopping in mind, both Bournemouth with its wide and varied range of shopping and leisure pursuits in within comfortable reach as is the stylish village of Westbourne which has a more laid back vibe with an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well catered for with bus services operating to surrounding areas and train stations at both Branksome and Bournemouth with links to London Waterloo.

- COMMUNAL ENTRANCE**
Stairs to the top floor.
- ENTRANCE HALL**
Access to loft space, doors to the following rooms:-
- LIVING/DINING ROOM**
20' 9" x 15' 4" (6.32m x 4.67m) An impressive room featuring a fireplace and side aspect UPVC double glazed sash style windows with attractive shutters, storage cupboard.
- KITCHEN/BREAKFAST ROOM**
13' 5" x 9' 9" (4.09m x 2.97m) Well fitted kitchen equipped with a modern range of wall and base units with work surfaces over, breakfast bar, space for free standing fridge/freezer, space for gas cooker, integrated washing machine.
- BEDROOM ONE**
17' 3" x 11' 10" (5.26m x 3.61m) UPVC double glazed sash style window, door leading to walk-in storage cupboard/wardrobe.
- BEDROOM TWO**
17' 4" x 11' 11" (5.28m x 3.63m) Double glazed sash style window.
- BATH/SHOWER ROOM**
A more than generous bath/shower room featuring a roll top bath, shower cubicle, wash hand basin and w.c. UPVC double glazed window and access to loft space.
- PARKING SPACE**
The property benefits from a parking space.

- COMMUNAL GARDENS**
Albermarle sits in well maintained communal grounds with areas of lawn and established planting.
- MATERIAL INFORMATION**
Tenure - Share of Freehold
Length of Lease - 999 years commencing 3rd March 1999
Service Charge - £130 per month
Management Agent - Self Managed
Parking - Parking Space
Pets & Holiday Lets - To be confirmed
Utilities - Mains Electric, Gas & Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band C
EPC Rating - To be confirmed