



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 926 sq.ft. (86.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flat 6, Cranborne Court, 35 Marlborough Road, WESTBOURNE BH4 8DF

OIEO £240,000

The Property

Brown and Kay are pleased to market this two bedroom apartment situated in the sought after Golden Grid location of Westbourne. The property enjoys a second floor position within this low rise development and in brief comprises a 16' living/dining room, a southerly aspect balcony, fitted kitchen, two bedrooms both with fitted wardrobes, and shower room. Furthermore, there is a garage and with a share of freehold this is a must see home.

Cranborne Court occupies a super position within the popular area of Westbourne being ideally placed to take advantage of all the area has to offer. Within walking distance you will find a wide and varied range of shopping facilities to include a mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Head the other way and you can enjoy a leisurely stroll through the Chine with pathways meandering directly on to the beach with miles upon miles of sandy shores and promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The area is also well catered for with bus services operating to surrounding areas and main line train stations located at Branksome and Bournemouth.

COMMUNAL ENTRANCE HALL

Secure entry system, stairs lead to the second floor.

LIVING/DINING ROOM

16' 7" x 13' 2" (5.05m x 4.01m) narrowing to 7'2 in the dining area. Window to the rear aspect, door to balcony, electric radiator.

SOUTHERLY ASPECT BALCONY

Enjoying a southerly aspect.

KITCHEN

10' 6" x 9' 1" (3.20m x 2.77m) Fitted with a range of wall and base units with work surfaces over, integrated fridge/freezer, dishwasher and washing machine, built-in electric hob and over, inset sink, window to the rear aspect.

BEDROOM ONE

12' 10" x 11' 10" (3.91m x 3.61m) Front aspect window, fitted wardrobes, electric radiator.

BEDROOM TWO

11' 2" x 9' 2" (3.40m x 2.79m) Rear aspect window, fitted wardrobe, electric radiator.

SHOWER ROOM

Shower cubicle, wash hand basin and w.c. Heated towel rail, rear aspect frosted window.

COMMUNAL GROUNDS

Cranborne Court occupies well maintained communal grounds.

GARAGE

A garage is conveyed with the property, we are advised you can also park outside your garage.

MATERIAL INFORMATION

Tenure - Share of Freehold

Length of Lease - 900 years plus

Maintenance - £550 per quarter

Parking - Garage

Pets & Holiday Lets - Neither are permitted within the terms of the lease

Utilities - Mains Electricity and Water

Drainage - Mains Drainage

Broadband - Refer to ofcom website

Mobile Signal - Refer to ofcom website

Council Tax - C

EPC Rating - E