



Flat 2, Auburn Mansions, 94 Princess Road, POOLE, Dorset BH12 1BW

£230,000

brown & kay



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR



Email: [sales@brownandkay.co.uk](mailto:sales@brownandkay.co.uk) Web: [www.brownandkay.co.uk](http://www.brownandkay.co.uk) Tel: 01202 765995



## THE PROPERTY

Brown and Kay are delighted to market for sale this well presented two double bedroom apartment occupying a ground floor position in this convenient location. This popular development comprises 42 apartments, the majority of which are owner occupied, with this particular apartment having an enclosed sun room which enjoys a pleasant outlook and opens up to the communal grounds. In brief, the accommodation benefits from a large entrance hall, 19' lounge/dining room, well fitted kitchen, shower room and separate w.c. Additionally, there is the added benefit of a garage and a share of the freehold - offered with no forward chain, this would make an ideal buy to let investment or main home alike.

Auburn Mansions is well located to take advantage of numerous amenities, with Tesco a stones throw away, and John Lewis and Branksome rail station just along the road together with bus services which operate to surrounding areas. The vibrant village of Westbourne is within walking distance and there you can enjoy an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks & Spencer food hall, Iceland and Boots. Miles upon miles of impressive beaches are close by with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts.

## MATERIAL INFORMATION

Tenure - Share of Freehold  
 Length of Lease - 900 years plus remaining  
 Service Charge - £1,450.00 per annum approximately  
 Management Agent - To be confirmed  
 Holiday Lets and Pets - To be confirmed  
 Utilities - Mains Gas, Electricity and Water  
 Drainage - Mains Drainage  
 Broadband - Refer to Ofcom website  
 Mobile Signal - Refer to Ofcom website  
 Council Tax - Band C  
 EPC Rating - D

## KEY FEATURES

- NO FORWARD CHAIN
- GROUND FLOOR APARTMENT
- 19' LOUNGE/DINING ROOM
- ENCLOSED 21' SUN ROOM
- FITTED KITCHEN
- SHOWER ROOM & SEPARATE W.C.
- GARAGE
- SHARE OF FREEHOLD
- WALKING DISTANCE TO WESTBOURNE
- IDEAL BUY TO LET OR MAIN HOME ALIKE

TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		77
D	(55-68)	67	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

