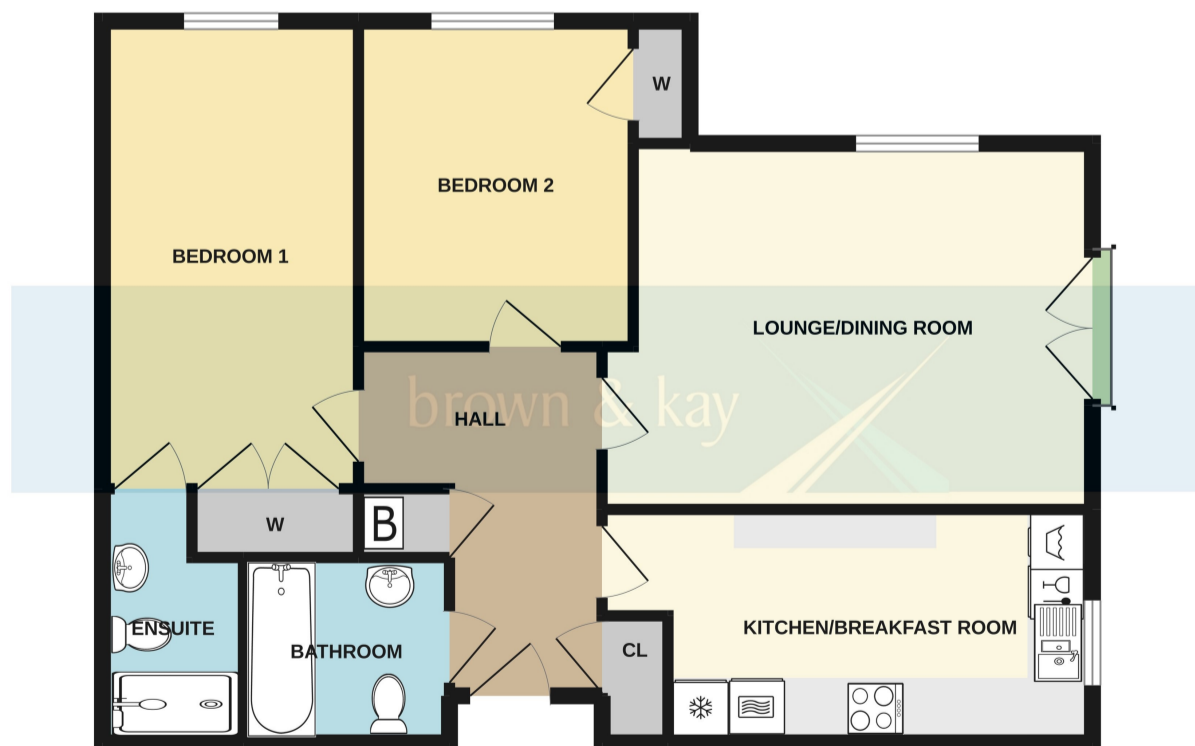




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	80	80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 800 sq.ft. (74.3 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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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 15, St Aldhelms Place, 25 Lindsay Road, BRANKSOME PARK BH13 6BL

**GUIDE £220,000**

### The Property

Brown & Kay offer this spacious apartment, for the over 55's, on the fringe of Branksome Park just a short walk from Westbourne village with its bustling atmosphere and mix of cafe bars, restaurants and boutique shops together with the usual high street names, such as Marks and Spencer food hall.

There are walkways that meander down through to the award winning beaches, where in one direction you can walk along the promenade to Bournemouth centre with its vibrant lifestyle or in the opposite to the world famous Sandbanks beach and all its many water sport activities. Larger stores such as Tesco, John Lewis and Home Sense are also close to hand.

Bus services which operate to surrounding areas are close by as are road and rail links, with a station at Branksome which serves both Poole and Bournemouth main lines with access to London and the South West.

### SECURITY ENTRY SYSTEM

Door into communal entrance hall, stairs or lift to second floor

### DOOR TO SPACIOUS APARTMENT ENTRANCE HALL

Spacious entrance hall with large walk-in cloaks cupboard, further cupboard housing boiler with linen shelving.

### LOUNGE/DINER

17' 1" x 13' 0" (5.21m x 3.96m) Double open doors to Juliet Balcony with views over the delightful communal gardens, radiator, side window, space for table and chairs, fireplace with matching hearth and mantle.

### KITCHEN/BRAEKFAST ROOM

17' 0" Max x 8' 2" (5.18m x 2.49m) Double glazed from window with pleasant southerly aspect over gardens, excellent range of wall and base units, integrated Neff dishwasher, integrated washing machine, wall cupboard, work top with inset gas hob, unit housing oven, integrated fridge/freezer, breakfast bar, radiator, tiled walls.

### BEDROOM ONE

16' 3" x 8' 10" Excluding recess (4.95m x 2.69m) Double glazed side window, double opening wardrobe with hanging and shelving, radiator.

### EN-SUITE

8' 8" x 5' 0" (2.64m x 1.52m) Double sized shower cubicle, Low Level WC, wash basin, heated towel rail, tiled walls.

### BEDROOM TWO

11' 4" x 9' 7" (3.45m x 2.92m) Double glazed window, built in wardrobe, radiator.

### BATHROOM

Panelled bath mixer taps, low level WC, wash basin, heated towel rail, tiled walls.

### OUTSIDE

The gardens are beautifully appointed and offer seating areas for residents. Large lawn areas with shrub areas and mature trees.

There is a useful cycle store for residents use

### ALLOCATED PARKING

The property benefits from having an allocated parking space.

### TENURE-LEASEHOLD

125 years from 2003

### MAINTENANCE

Charge - £1,634.07 per annum, paid half yearly

### COUNCIL TAX BAND-D