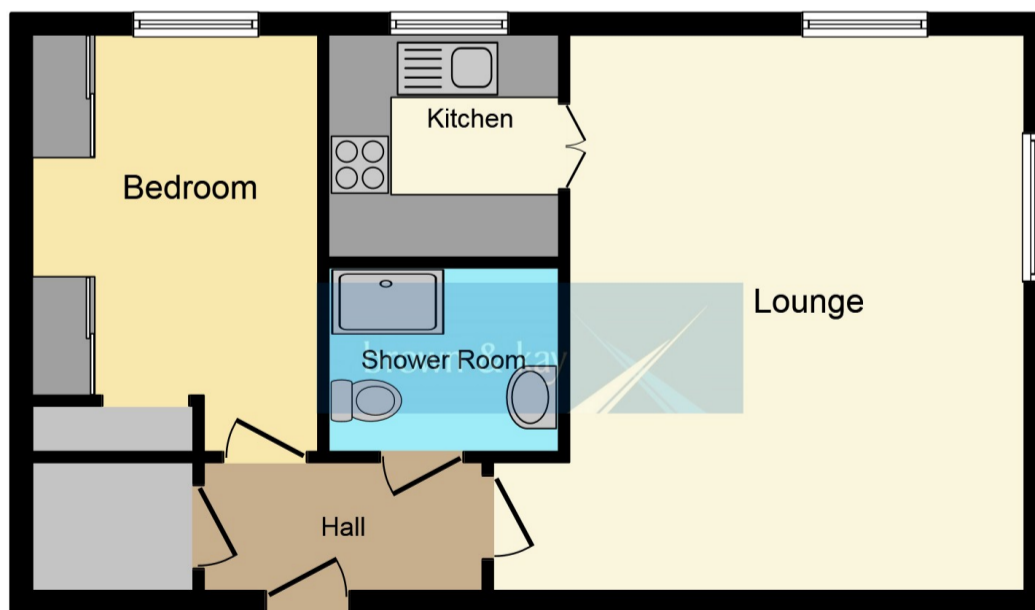




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

Floor area 50.8 sq. m. (547 sq. ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



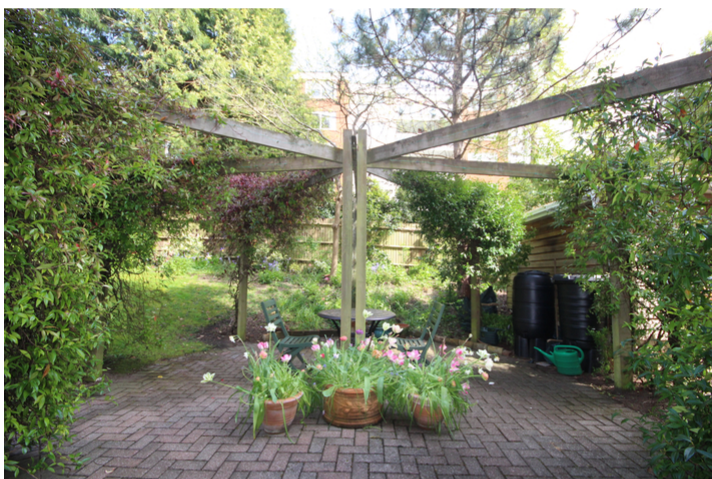
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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 48, Oakhurst 14 The Avenue, Branksome Park BH13 6HP

£115,000

The Property

Brown and Kay are delighted to market this well presented one bedroom retirement apartment located on the third floor of this sought after retirement development. The home affords bright and well presented accommodation to include a 17' lounge/dining room, fitted kitchen, double bedroom with full range of wardrobes and shower room. For residents there are communal facilities to include a lounge, laundry room and guest suite as well as beautifully tended grounds to sit and enjoy. For added peace of mind there is an emergency pull cord as well as a house manager on site.

Oakhurst is well located to take advantage of all the area has to offer including bus services which operate to surrounding areas. Nearby Westbourne offers a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Also close to hand are golden sandy beaches with scenic promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other.

COMMUNAL ENTRANCE

Secure entry system through to the communal hallway with access to the residents lounge and coffee room. The property is situated to the rear of the development taking the rear lift to the third floor.

ENTRANCE HALL

Walk in storage cupboard housing tank, cupboard housing fusebox.

LOUNGE/DINING ROOM

17' 7" x 10' 7" (5.36m x 3.23m) Double glazed windows to the front and side aspects, fireplace with matching hearth and mantel, heater, double opening doors to the kitchen.

KITCHEN

7' 3" x 6' 11" (2.21m x 2.11m) Double glazed window to the side, range of wall and base units, integrated fridge and freezer, work surface with inset electric hob, cupboard housing AEG oven, sink with drainer.

BEDROOM ONE

13' 2" x 9' 3" (4.01m x 2.82m) Double glazed window to the side, range of wardrobes including up and over storage, further wardrobe and bedside cabinets, triple mirrored wardrobe, heater.

SHOWER ROOM

7' 0" x 5' 6" (2.13m x 1.68m) Oversize shower cubicle with wall mounted shower, wash hand basin inset in vanity unit with cupboard below, low level w.c. Tiled walls and heated towel rail.

OUTSIDE & VISITOR PARKING

Oakhurst sits in well maintained communal grounds which are laid to lawn with flower and shrub borders. There are visitor parking spaces.

TENURE - LEASEHOLD

Length of Lease - 125 years from 1st May 2005
 Maintenance - £2,662.86 per annum
 Ground Rent - £395, paid 6 monthly - collected by Estates and Management Ltd
 Management Agent - First Port, Retirement Property Services

COUNCIL TAX - BAND D