

**Flat 32 Auburn Mansions,  
94 Princess Road, Branksome, Poole,  
BH12 1BW**

**£255,000  
Share of  
Freehold**

---



**An immaculate two bedroom ground floor apartment conveniently situated close to Westbourne with good transport links to both Bournemouth and Poole town centres. The property has undergone complete refurbishment in the last few years to include a new kitchen and bathroom, new internal doors, skirting and architrave, new radiators, recessed spotlighting, new flooring and complete redecoration. The result has been to create a stylish and contemporary property with light and spacious accommodation comprising entrance hall, lounge/diner, kitchen, two bedrooms and a family bathroom. The property is offered with the benefit of a private south facing terrace, garage and Share of Freehold.**



**SECURE COMMUNAL FRONT DOOR** Leads to:

**ENTRANCE FOYER** With lift and stairs to all floors

**ENTRANCE HALL** Wall mounted entry phone, wood effect laminate flooring, mirror fronted full height storage cupboard, panelled radiator, recessed ceiling spotlights

**LOUNGE/DINING ROOM** 19' 5" x 11' 11" (5.92m x 3.63m) A light south facing double aspect room with UPVC double glazed sliding patio doors leading onto the terrace area, UPVC double glazed side aspect window, panelled radiator, ample space for family dining table, wood effect laminate flooring, recessed ceiling spotlights

**KITCHEN** 10' 11" x 5' 11" (3.33m x 1.8m) Fitted with a range of soft close base and wall mounted drawers and cupboards with complimentary roll top worksurfaces having ceramic tiled splashbacks and Belfast sink with mixer tap, four ring gas hob with matching extractor hood, split level Bosch stainless steel electric oven with matching microwave, integrated fridge/freezer, integrated washer/dryer, recessed ceiling spotlights, UPVC double glazed window to side aspect, tiled floor, wall mounted cupboard housing the central heating boiler

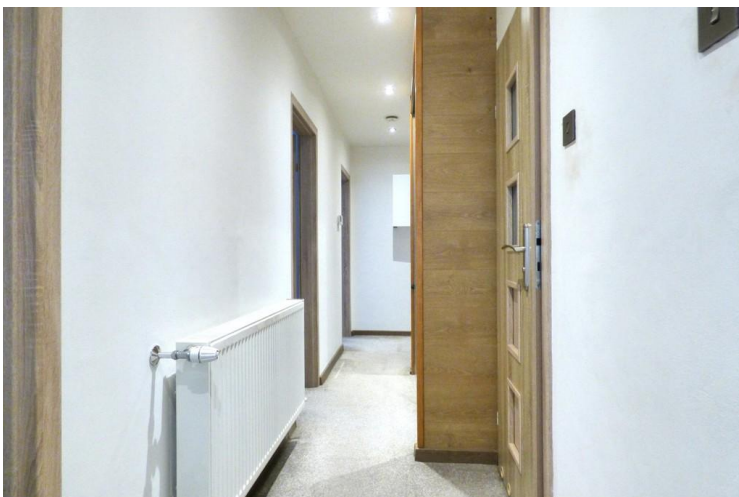
**BEDROOM 1** 15' 9" x 10' 9" (4.8m x 3.28m) Double aspect room with UPVC double glazed windows to side and rear aspects, two double radiators

**BEDROOM 2** 10' 11" x 8' 10" (3.33m x 2.69m)

**BATHROOM** Fitted with white modern contemporary suite incorporating panel enclosed bath with mains operated shower, glazed shower screen, wall mounted wash hand basin with mixer tap and drawers under, illuminated mirror, chrome ladder style heated towel rail, recessed ceiling spotlights, built in storage, fully tiled walls and floor, extractor fan

**CLOAKROOM** Fitted with an enclosed cistern WC, fully tiled walls and floor, recessed spot lights, extractor

**OUTSIDE** Covered terrace with paved patio, leading onto communal gardens. The flat is conveyed with a **SINGLE GARAGE** with up and over





**LEASE INFORMATION** The property is Share of Freehold and held on a 999 years from 2007. We have been advised by the vendor that sub-letting is permitted, but pets are not.

**MAINTENANCE** £1276 per annum to include Buildings Insurance. There is no ground rent charge as the property has a Share of the Freehold.

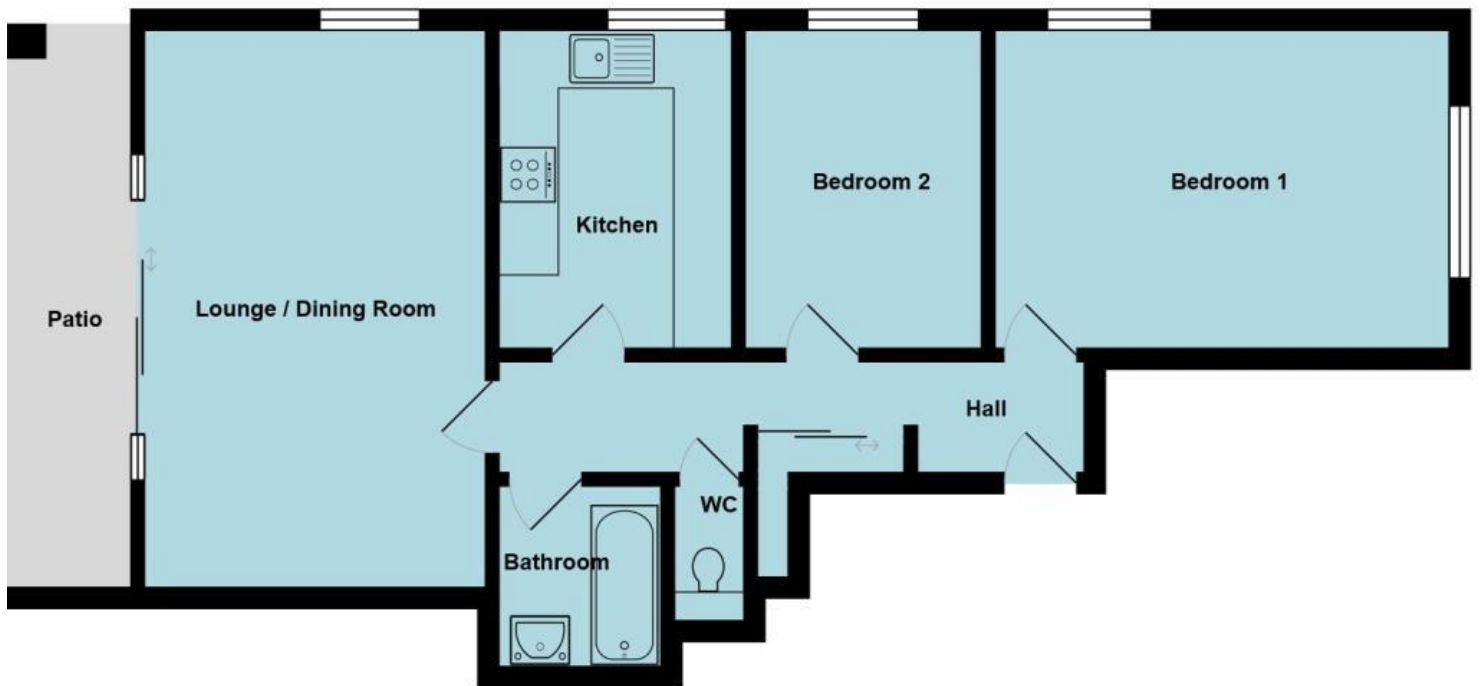
**COUNCIL TAX BAND 'C'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Ref: 14767**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E [poole@wilsonthomas.co.uk](mailto:poole@wilsonthomas.co.uk)  
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E [lowerparkstone@wilsonthomas.co.uk](mailto:lowerparkstone@wilsonthomas.co.uk)  
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E [broadstone@wilsonthomas.co.uk](mailto:broadstone@wilsonthomas.co.uk)  
[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)