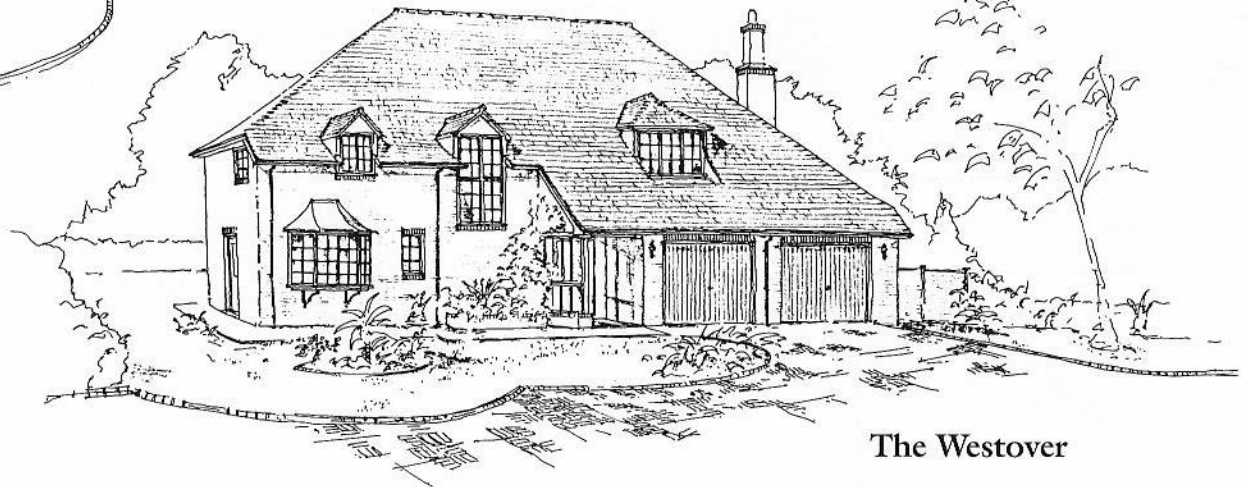
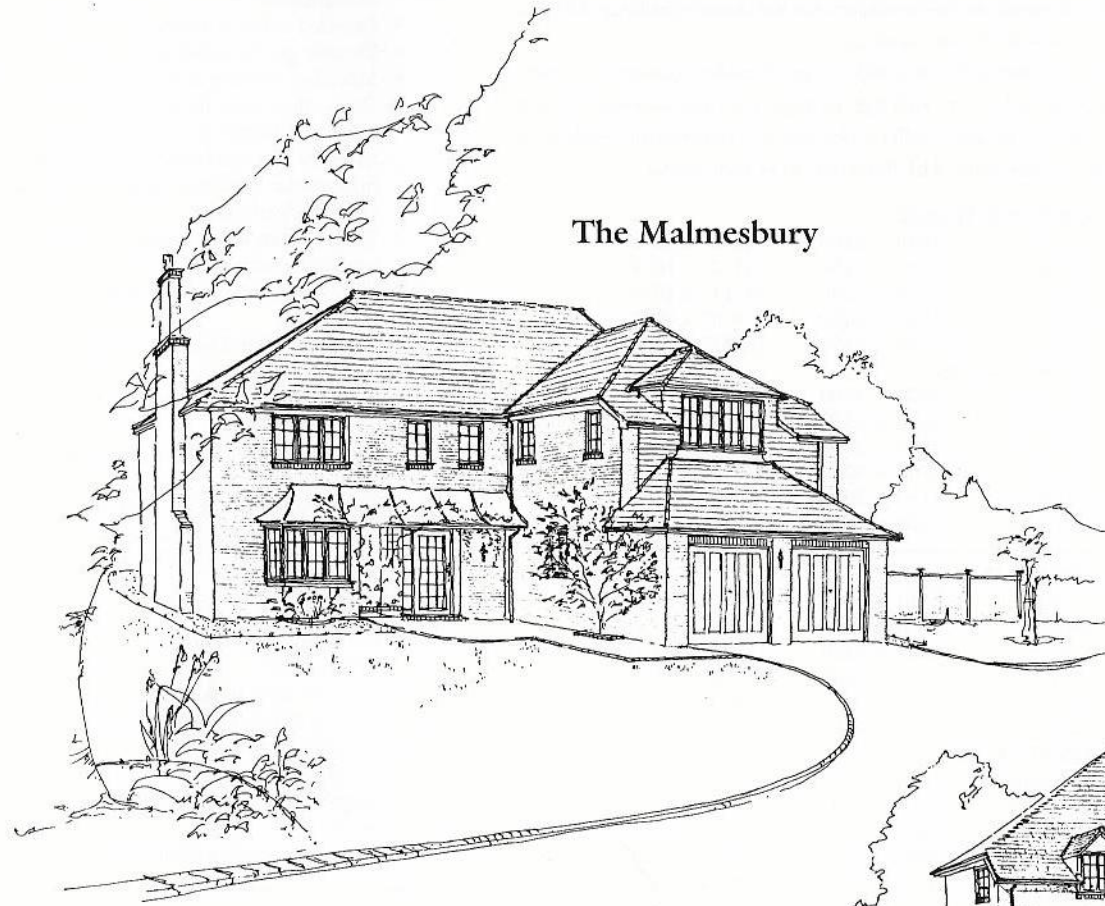


BRAIDLEY PARK

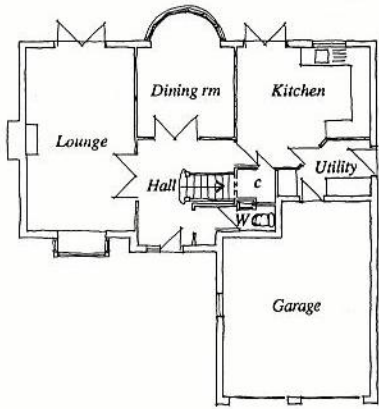
The Malmesbury



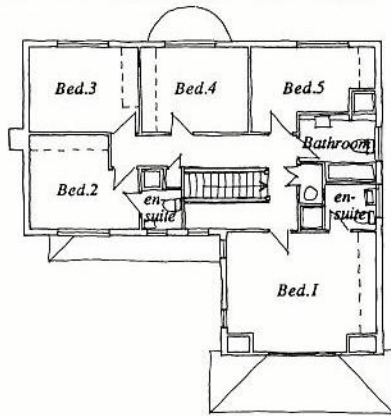
The Westover

Another quality development by local builders Ankers and Rawlings

The Malmesbury



Ground floor



First floor

Located in Meyrick Park, one of Bournemouth's most sought after areas. The development has been individually designed to suit the location and special care has been taken over the choice of building materials to harmonise with the surroundings.

The spacious interior boasts a wide range of modern conveniences with well proportioned rooms with high ceilings. The high standard of finish throughout the property reflects the quality craftsmanship Ankers & Rawlings Developments Ltd. build into all of their homes.

The Malmesbury

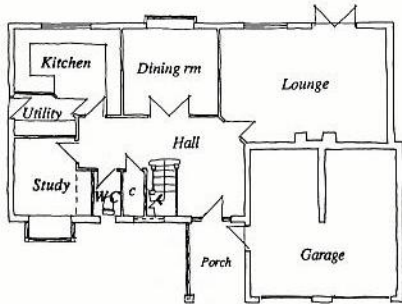
GROUND FLOOR

Lounge	3800 x 6400	12' 6" x 21' 0"
Dining	3400 x 3150	11' 2" x 10' 4"
Kitchen	4550 x 3200	14' 11" x 10' 6"
Utility	2600 x 2000	8' 6" x 6' 7"
Garage	5150 x 5450	16' 11" x 17' 10"

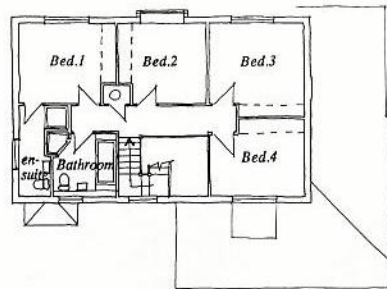
FIRST FLOOR

Bedroom 1	5200 x 3500	17' 1" x 11' 6"
Bedroom 2	3800 x 3350	12' 6" x 11' 0"
Bedroom 3	3800 x 3000	12' 6" x 9' 10"
Bedroom 4	3800 x 3000	12' 6" x 9' 10"
Bedroom 5	4150 x 3000	13' 7" x 9' 10"
Bathroom	2600 x 2400	8' 6" x 7' 11"

The Westover



Ground floor



First floor

The Westover

GROUND FLOOR

Lounge	6450 x 4350	21' 2" x 14' 3"
Dining	3650 x 3300	12' 0" x 10' 10"
Kitchen	4000 x 3300	13' 2" x 10' 10"
Utility	1650 x 2300	5' 5" x 7' 7"
Study	2950 x 2750	9' 8" x 9' 0"
Garage	5500 x 5500	18' 1" x 18' 1"

FIRST FLOOR

Bedroom 1	4000 x 3300	13' 2" x 10' 10"
Bedroom 2	3650 x 3300	12' 0" x 10' 10"
Bedroom 3	3900 x 3300	12' 10" x 10' 10"
Bedroom 4	3900 x 3600	12' 10" x 11' 10"
Bathroom	2600 x 2500	8' 6" x 8' 2"

All dimensions are approximate and are for guidance only and do not form part of any contract.

SELLING AGENTS

FEATURES

- Well planned, individually designed accommodation
- Panelled internal doors
- Double glazed windows
- Moulded skirting & architrave
- Brass effect door furniture
- Choice of luxury fitted kitchen units from the standard range - to include hob, cooker and hood with external fan and a fridge freezer
- Utility room to have plumbing for washing machine
- Kitchen to have plumbing for dishwasher
- Gas fired central heating and hot water system
- Choice of glazed tiling from the standard range
- Choice of sanitary ware from the standard range
- Feature fire surround (with gas point)
- Large kitchen and breakfast area
- Private rear garden with patio (not turfed)
- Front garden (turfed)
- Brick paved entrance drive
- External tap
- External light to front door
- Wiring installed for burglar alarm
- Ample electrical sockets
- Ample light points
- Telephone points to ground and first floors
- TV points to ground and first floors

