



Branksome Wood Road, Dorset, BH4

Offers Over £210,000 *Share of Freehold*

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An incredibly well presented two bedroom apartment which has been finished to a high standard and comprises modern contemporary accommodation throughout.

KEY FEATURES

- Sixth floor
- Two double bedrooms
- Bright and Spacious Lounge diner
- Modern kitchen
- Contemporary bathroom
- Good storage
- Underground parking



Westbourne

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DESCRIPTION

The property is situated on the sixth floor which is accessed via a lift or stairs through well-presented communal hallways. A private front door leads into the entrance hall which houses a good size storage cupboard and doors to principal rooms.

The bright lounge is a particular feature of the property, enjoying dual aspect windows with far-reaching tree lined views. There is ample room for a dining table or study area. The kitchen is fitted with a range of contemporary base and eye level work units with space and plumbing for domestic appliances.

There are two good sized bedrooms both with large windows and ample space for freestanding furniture. The contemporary bathroom is fully tiled with suite comprising walk in shower, wash hand basin and WC.

An underground parking bay is conveyed with the apartment, as well as additional first come first serve parking to the outside of the building.

There is private access to the Bournemouth Gardens via a lockable gate from the communal gardens.





LOCATION

Westbourne and Bournemouth, nestled along Dorset’s stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It’s known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

For more information, scan the QR code or visit the link below



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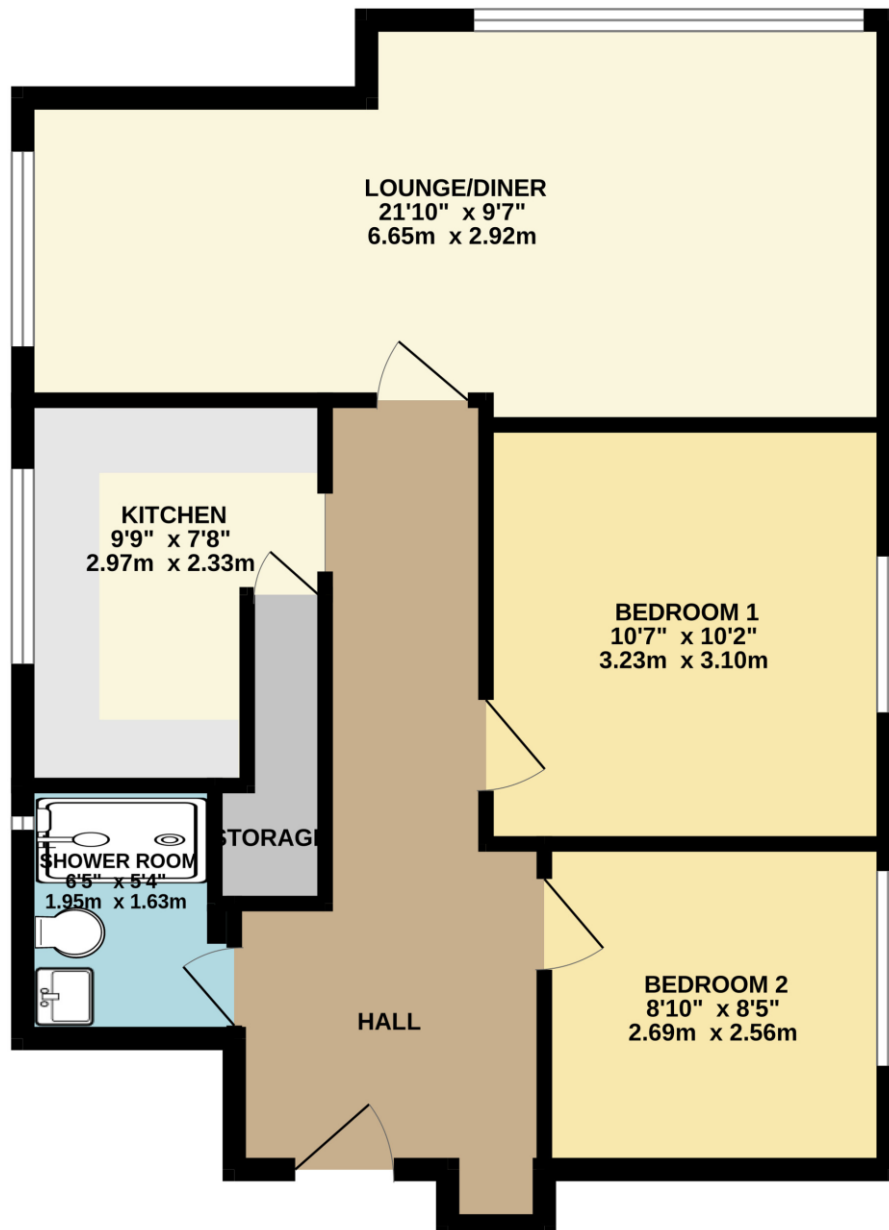
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

- Tenure:** Share of Freehold
- Term:** 955 year and 10 months
- Service Charge:** £2340 per annum
- Council Tax Band:** B
- EPC rating:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

SIXTH FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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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