



Branksome Wood Road, Dorset, BH4

£300,000 *Share of Freehold*

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A brand newly completely refurbished second floor apartment which has been finished to a very high standard by the current owner. The property offers modern and contemporary accommodation throughout with bright and spacious rooms and a south facing balcony which overlooks manicured communal gardens in this well managed purpose built development just a few minutes' walk to Westbourne. Offered with vacant possession.

KEY FEATURES

- Second floor
- Brand new contemporary kitchen
- Luxury brand new en-suite shower room
- Contemporary bathroom
- Two double bedrooms
- South facing balcony enjoying stunning outlook
- Fully refurbished to high standard



Westbourne

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DESCRIPTION

The apartment is situated on the second floor which is accessed via stairs through well-presented communal hallways. A private front door leads into the entrance hall which runs the length of the property housing three storage cupboards and doors to principal rooms.

The bright lounge is an especially good size with access onto the south facing balcony through sliding patio doors and views over the well maintained and landscaped communal gardens. The newly fitted kitchen is open plan to the reception space and is fitted with a range of contemporary base eye level work units with integrated appliances and a breakfast bar area.

There are two generous sized double bedrooms both with the added benefit of built in wardrobes while still having ample room for freestanding furniture. The master bedroom benefits from a full

ensuite shower room. From the entrance hallway there is a bathroom room with suite comprising WC, wash hand basin and bath with shower above.

The property is conveyed with an underground parking space.



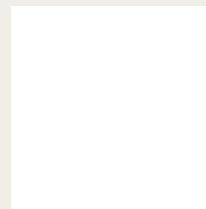


LOCATION

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 postcode on www.checker.ofcom.org.uk

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



<https://www.winkworth.co.uk/sale/property/WBN260136>

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: 172 year and 8 months

Service Charge: £2300 per annum

Council Tax Band: C

EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

SECOND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA: 874 sq.ft. (81.2 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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