



## MONKTON COURT, BRANKSOME WOOD ROAD, BOURNEMOUTH, BH4

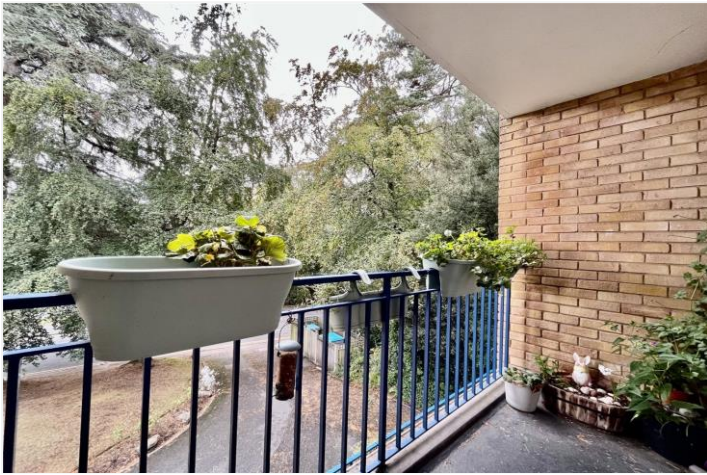
### **£300,000 SHARE OF FREEHOLD**

A very well presented three bedroom apartment situated adjacent to the Bournemouth gardens which run from Coy Pond all the way to the town centre and beach. The property is in superb order throughout with bright spacious accommodation and a double length garage. Vacant possession.

Purpose built | Three double bedrooms | Two contemporary bathrooms |  
Lounge diner | Modern kitchen | Sunny Balcony | Double length garage

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.



## DESCRIPTION

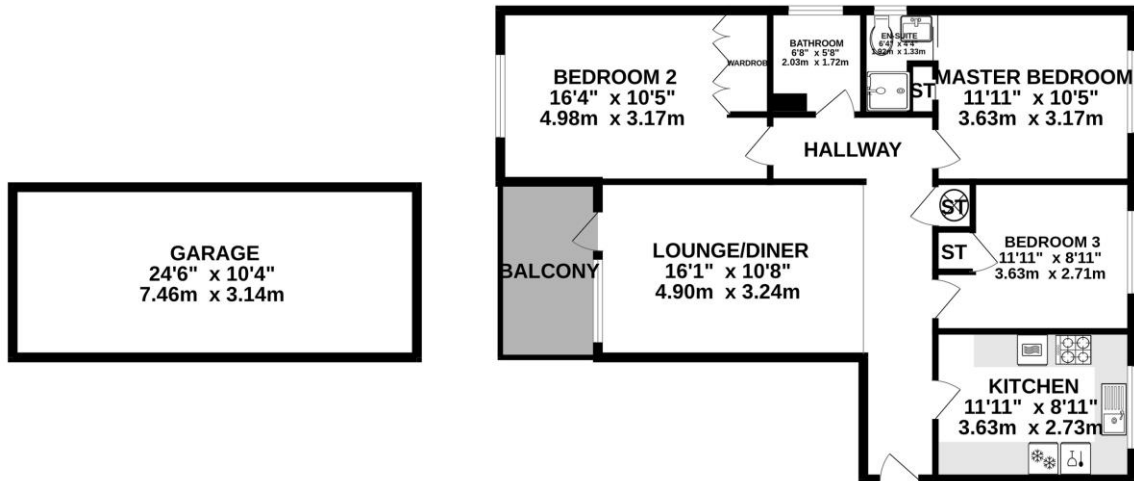
The apartment is situated on the second floor, which can be accessed via stairs through well presented communal hallways. A private front door leads into the entrance hall which runs a length of apartment with doors to principal rooms.

There is a good size lounge which has ample room for dining table and access onto the sunny south facing balcony through patio door. The modern kitchen is fitted with a range of base and eye level work units with integrated appliances and views over the rear communal gardens through a large window.

There are three good size and bright double bedrooms with the master bedroom having the added benefit of a fitted wardrobe and modern ensuite shower room. The family bathroom comprises of a suite to include WC, wash hand basin and panel bath.

The garage is double length and so offers space for a car as well as lots of storage.

GROUND FLOOR  
1110 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.2 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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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

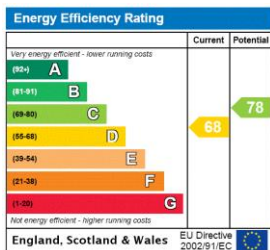
**COUNCIL TAX BAND:** D

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**AT A GLANCE**

- Purpose built
- Three double bedrooms
- Two contemporary bathrooms
- Lounge diner
- Modern kitchen
- Sunny Balcony
- Double length garage



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