



RUSSELL MOUNT, BRANKSOME WOOD ROAD, BOURNEMOUTH, DORSET, BH4

£180,000 SHARE OF FREEHOLD

This one bedrooms fifth floor apartment enjoys stunning tree top views across Bournemouth, well-appointed modern accommodation and underground parking. Perfectly situated backing on to the Bournemouth gardens which run from Coy Pond all the way to the town centre and beach.

Fifth floor | One double bedroom | Lounge diner | Modern kitchen |
Contemporary bathroom | Good storage | Underground parking |
Stunning views

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 property is situated on the fifth 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 two good size storage cupboards and doors to principal rooms.

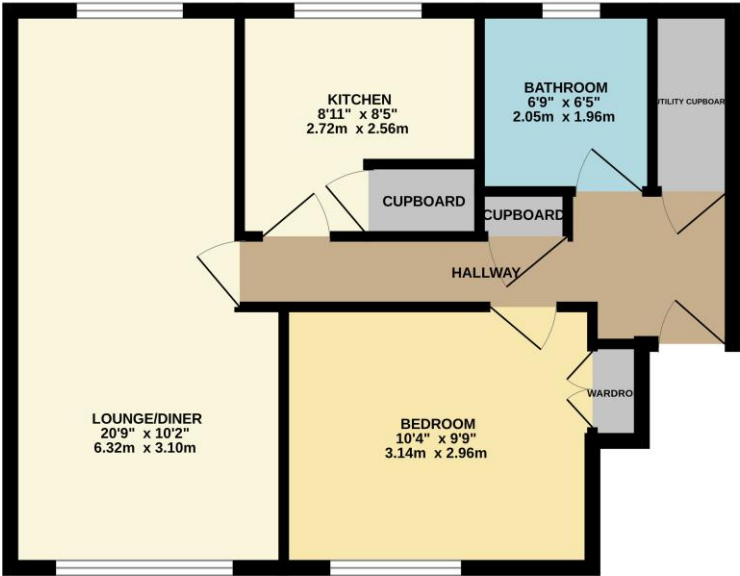
The bright lounge is a particular feature of the property, enjoying dual aspect windows with far-reaching tree lined views. There is ample room for a dining table or study area. The kitchen is fitted with a range of base and eye level work units with integrated appliances.

The bedroom is a good-sized double with a large window and ample space for freestanding furniture. The contemporary bathroom is fully tiled with suite comprising panel bath with shower above, 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.

FIFTH FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 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 misstatement. 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:

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2100 per annum

AT A GLANCE

- Fifth floor
- One double bedroom
- Lounge diner
- Modern kitchen
- Contemporary bathroom
- Good storage
- Underground parking
- Stunning views

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		