



Branksome Wood Road, Dorset, BH4

£210,000 *Share of Freehold*

A well-presented two double bedroom third floor apartment situated in a purpose built development which sits adjacent to the Bournemouth gardens which run from Coy Pond all the way to the beach.

2 1 1

KEY FEATURES

- Third floor
- Two double bedrooms
- Large lounge diner
- Contemporary kitchen
- Bathroom & separate WC
- Good storage
- South facing balcony



Westbourne

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DESCRIPTION

The property is situated on the third floor which is accessed via lift or stairs through well presented communal hallways. A private front door then leads into the entrance hallway which has several large storage cupboards and doors to principal rooms.

There is a large south facing lounge which has ample room for a dining table and benefits from dual aspect windows and sliding doors which provide access on to the good size balcony. The kitchen is fitted with a contemporary range of base and eye level work units with space and plumbing for freestanding appliances and a good amount of worktop space.

There are two double bedrooms with the added benefit of fitted wardrobes to the master along with further space for freestanding furniture. There is a fully tiled bathroom with suite comprising of a

WC, wash hand basin and bath with shower above. There is also a separate WC.

An underground parking space is conveyed with property in addition to ample surface level visitor parking.





LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and its gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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.

MATERIAL INFO

Tenure: Share of Freehold

Term: 173 year and 6 months

Service Charge: £2300 per annum

Council Tax Band: C

EPC rating: C

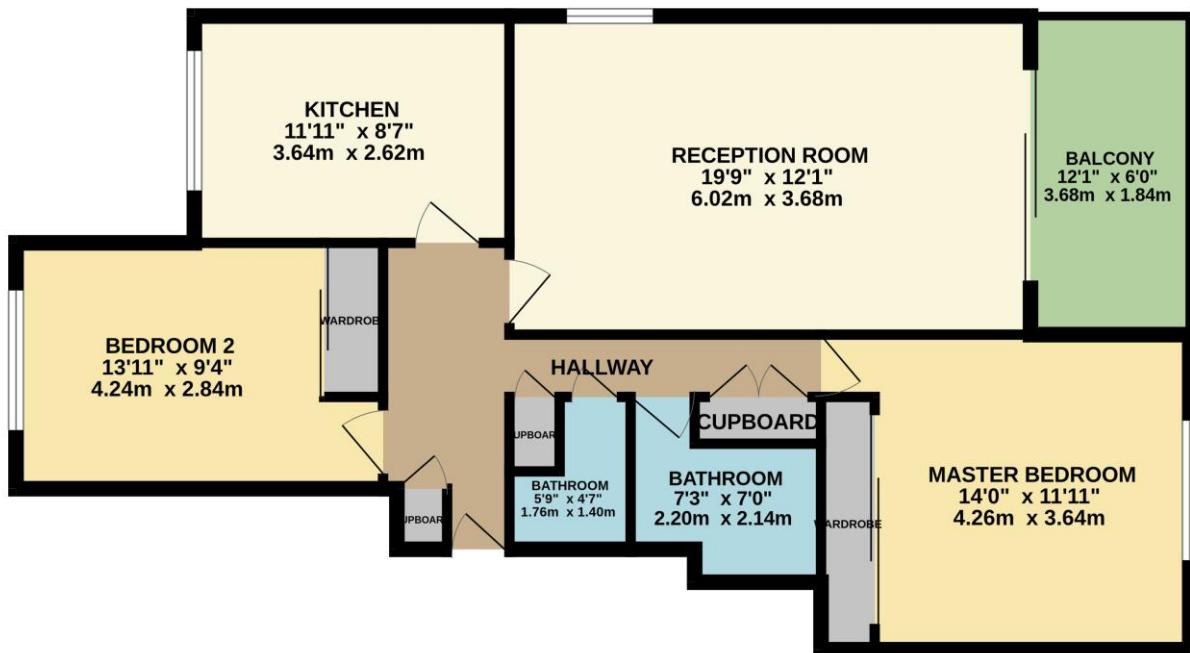
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82-100)	A	
(81-81)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	71
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

THIRD FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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