



WOODLAND COURT, 52 BRANKSOME WOOD ROAD, POOLE, BH12

£205,000 SHARE OF FREEHOLD

A spacious two double bedroom ground floor apartment situated just moments from Coy Pond itself and backing directly onto the Gardens which lead all the way to the town centre and beach. The property is offered with vacant possession.

Ground floor | Two double bedrooms | Large lounge diner | Modern kitchen | One bathroom | Balcony | Garage | New roof fitted in 2020

Westbourne | 01202 767633 |

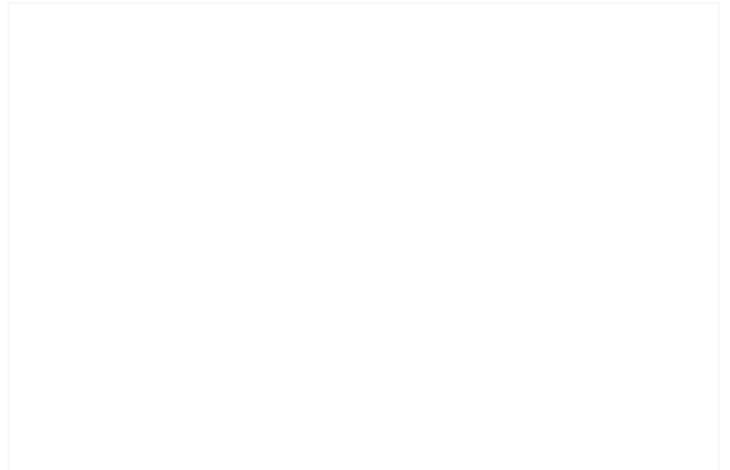
Winkworth



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 it's 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.



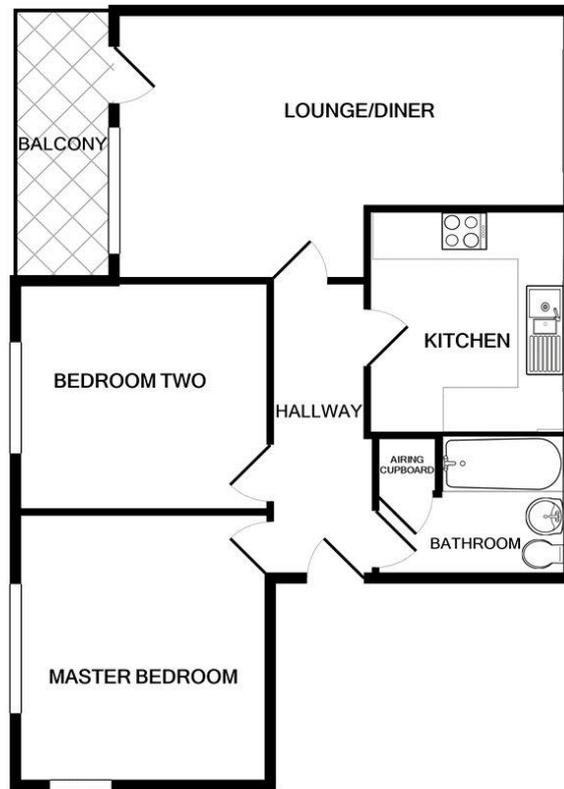
DESCRIPTION

The property is situated on the ground floor and is accessed via a communal entrance with well presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment, houses an airing cupboard and doors to principal rooms.

A particular feature of the property is a large dual aspect lounge diner which has views over the communal gardens and access onto the balcony via a patio door. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms both with room for freestanding furniture. The bathroom is tiled and comprises of a suite to include WC, wash hand basin and panelled bath with shower above.

A garage is conveyed with the property as well as additional first come first serve parking.



TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: C

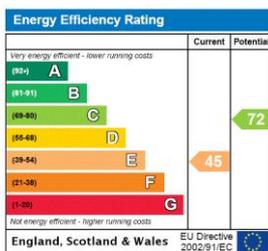
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1650 per annum

AT A GLANCE

- Ground floor
- Two double bedrooms
- Large lounge diner
- Modern kitchen
- One bathroom
- Balcony
- Garage
- New roof fitted in 2020



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