



## Branksome Wood Road, Dorset, BH2

£270,000 *Share of Freehold*



An incredibly spacious two double bedroom fourth floor apartment enjoying superb views across the Bournemouth gardens and Meyrick Park golf course. The property is in good order throughout and offered with vacant possession.

### KEY FEATURES

- Fourth floor
- Purpose built
- Two double bedrooms
- Large lounge diner
- Kitchen breakfast room
- Modern bathroom with separate wc
- Sunny balcony with fantastic views



Westbourne

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## DESCRIPTION

Nestled on the fourth floor of a purpose-built block in Bournemouth, this spacious two double bedroom flat offers both comfort and style in a superb location. The property boasts a large lounge diner, perfect for relaxing or entertaining, which flows seamlessly onto a sunny balcony with far-reaching, fantastic views—an ideal spot for morning coffee or evening relaxation.

The kitchen breakfast room provides ample space for cooking and dining, while the modern bathroom features a separate WC for added convenience. Throughout the flat, well-proportioned rooms and thoughtful design.

Practicality has not been forgotten, with the added benefit of a private garage, offering both secure parking and extra storage. There is additional parking available for residents and visitors with a permit in

the communal car park. The communal hallways are scheduled for full redecoration in 2026 (fully paid for already), ensuring the property's surroundings remain fresh and inviting.

Located just moments from excellent transport links, this property backs directly onto the renowned Meyrick Park Golf Club—perfect for golf enthusiasts or anyone seeking green, open spaces right on their doorstep. The adjacent Bournemouth gardens lead from Coy Pond all the way to the town centre & beach. The fashionable shops and eateries of Westbourne are less than a mile away, making day-to-day living and leisure both convenient and enjoyable. The popular BH2 complex with Odean cinema and variety of eateries is within walking distance.







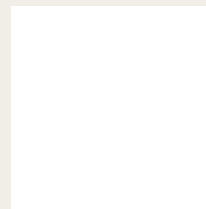
## LOCATION

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.

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



<https://www.winkworth.co.uk/sale/property/WBN260026>

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:** 979 years

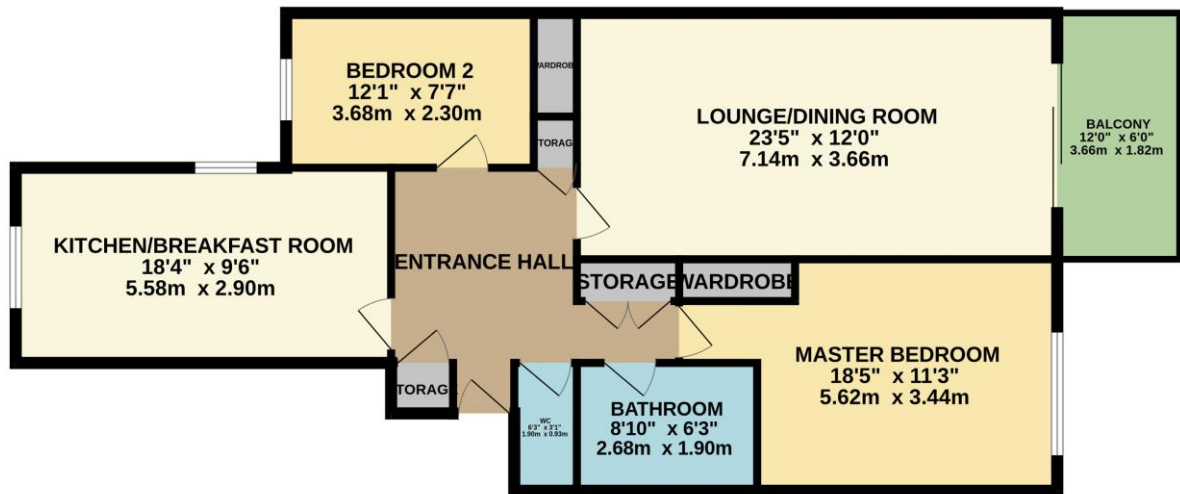
**Service Charge:** £3996 per annum

**Council Tax Band:** D

**EPC rating:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOURTH FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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