



OVERBURY MANOR, 73 BRANKSOME WOOD ROAD, POOLE, DORSET, BH12

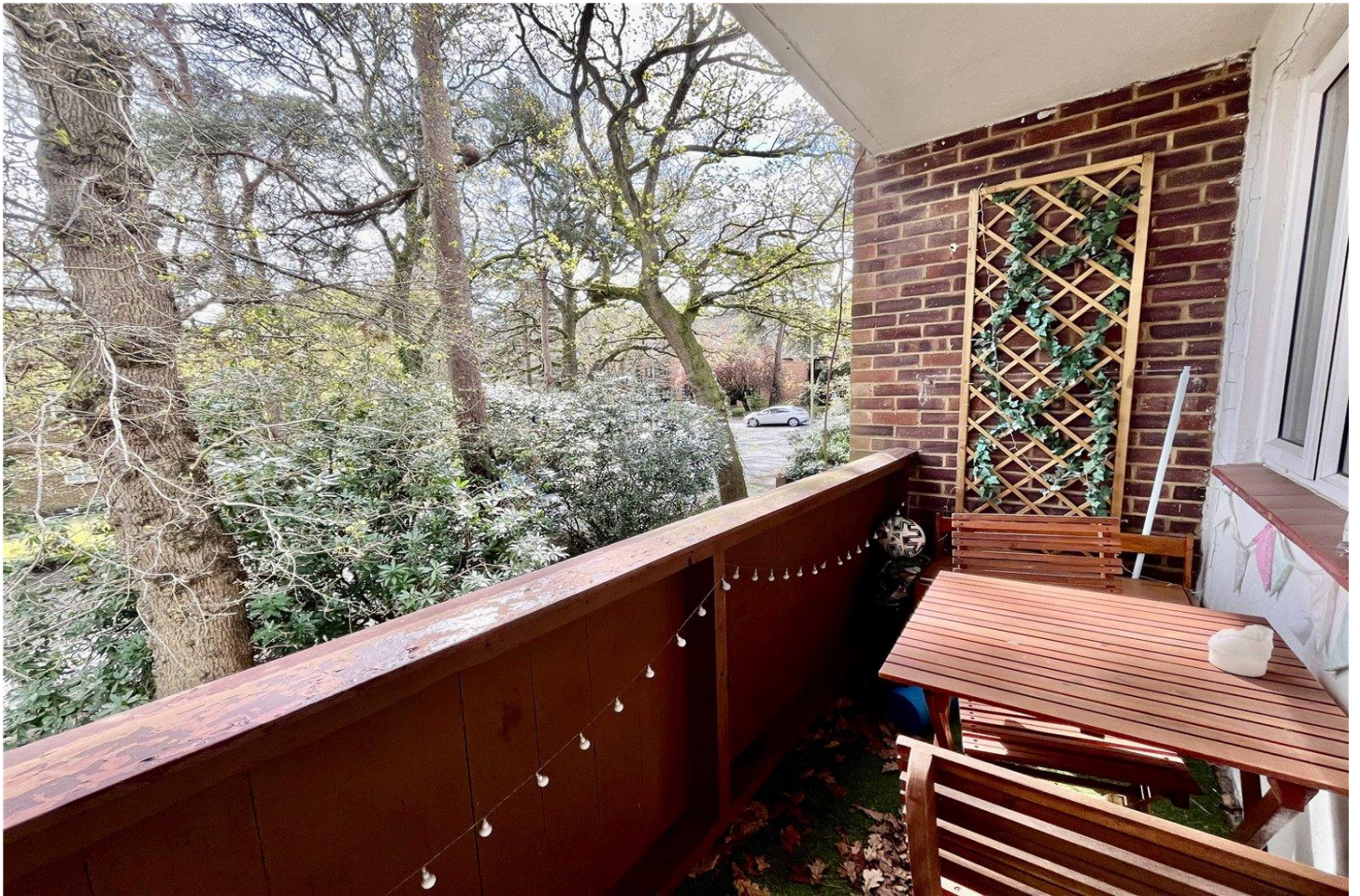
£235,000 SHARE OF FREEHOLD

An exceptionally well presented and spacious two bedroom first floor apartment situated just moments away from the Bournemouth Gardens which lead from Coy Pond to the town centre and beach. The property benefits from a stylish kitchen and bathroom and modern accommodation throughout.

Purpose built | First floor | Two double bedrooms | Large lounge diner | Balcony | Modern kitchen & bathroom | Garage & parking | New roof in 2018

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne with bus routes to Bournemouth and surrounding areas and a particular feature is the direct and delightful walk through local protected heath land to an area of Coy Pond. Coy Pond is renowned for its beautiful willow trees and sylvan walk alongside a gentle stream which snakes through the pleasure gardens, finally coming to rest in Bournemouth which boasts renowned award-winning Blue Flag beaches which 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

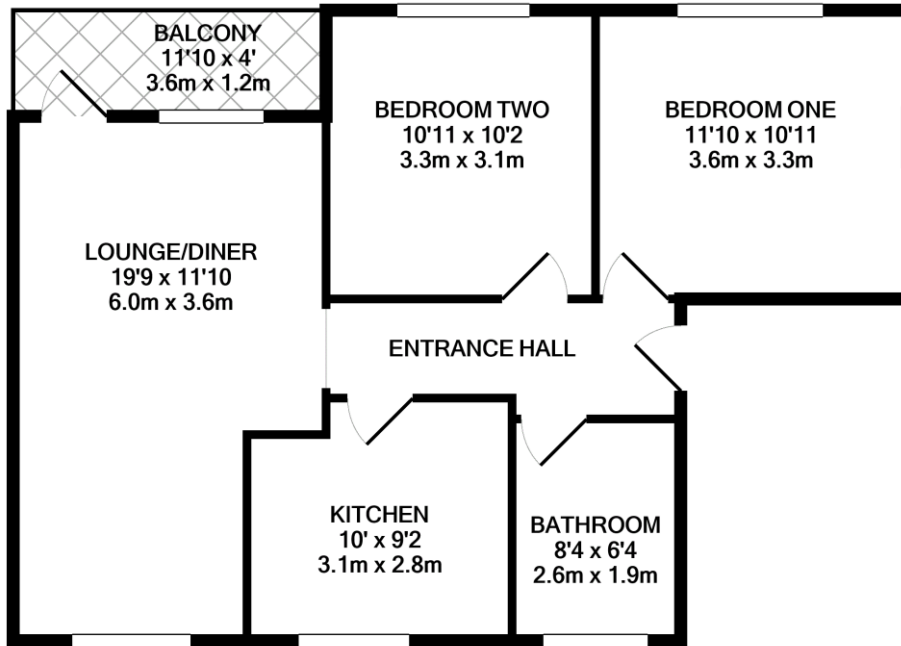
The property is situated on the first floor and is accessed via a flight of stairs through well presented, newly decorated communal hallways with a secure communal entrance and new intercom system. A private front door then leads into the entrance hall with doors to principal rooms.

The dual aspect lounge is a very good size with ample room for a dining table and access onto the balcony through a patio door. A new kitchen was recently fitted and benefits from a range of base and eye level work units with an integrated fridge freezer and dishwasher and space and plumbing for a washing machine.

There are two generous, bright double bedrooms both with room for free standing furniture. The bedrooms are serviced by a modern family bathroom with suite to include panelled bath with shower above, WC and wash hand basin. There is also a custom made store area in the bathroom.

A garage is conveyed with the apartment with a parking space in front. Overbury Manor is surrounded with well-maintained communal gardens.

The building had the benefit of a new roof which was fitted in 2018.



TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.0 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

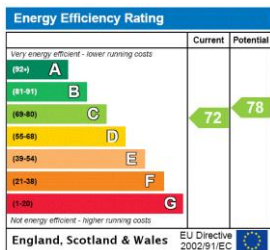
COUNCIL TAX BAND: C

TENURE: Share of Freehold, 936 year lease remains

LOCAL AUTHORITY: BCP

AT A GLANCE

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- First floor
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