



**BRANKSOME WOOD ROAD, BOURNEMOUTH, DORSET, BH4**

**£275,000 SHARE OF FREEHOLD**

A very well presented two double bedroom top floor apartment set within this charming character conversion in a superb position adjacent to the Bournemouth gardens which run from Coy Pond to the town centre and beach. The property offers spacious, modern accommodation throughout with off road parking.

Top Floor Apartment | Two double bedrooms | Two ensuite bathrooms |  
Lounge diner | Modern kitchen | Master Bedroom with fitted wardrobes |  
Under-Eaves Storage | Further W.C | Allocated parking

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 on the second floor of this charming character conversion. Access is via a communal entrance which is shared by just two apartments and from here stairs lead to the second floor.

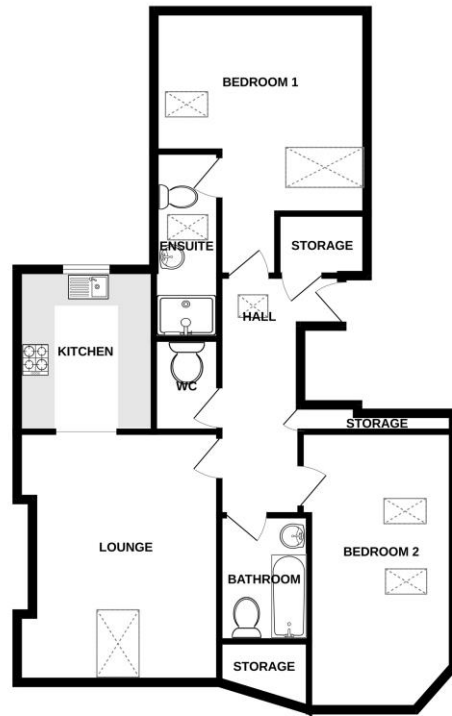
Upon entering there is a spacious hallway which accommodates a large storage cupboard, the separate WC and doors to principal rooms.

The lounge diner is a particular feature of the property. It is a good size with ample room for a dining table and many character features. The modern kitchen is open plan to the lounge and is fitted with a range of units with space & plumbing for domestic appliances.

There are two generous double bedrooms both of which have contemporary en suite bathrooms. The master bedroom also has fitted wardrobes built in to the eaves.

An allocated parking space is conveyed with the property.

850 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (78.9 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 symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrage 02024

*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:** D

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £720 per annum

## AT A GLANCE

- Top Floor Apartment
- Two double bedrooms
- Two ensuite bathrooms
- Lounge diner
- Modern kitchen
- Master Bedroom with fitted wardrobes
- Under-Eaves Storage
- Further W.C
- Allocated parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Westbourne | 01202 767633 |

**Winkworth**