



BRUNSTEAD ROAD, BRANKSOME, POOLE, DORSET, BH12

£250,000 LEASEHOLD

An incredibly spacious two double bedroom first floor apartment situated within a beautiful character converted development which is just a short walk away from the shops, bars and restaurants in Westbourne whilst also being very near to Coy Pond and the Bournemouth gardens.

First floor | Two double bedrooms | Large lounge diner | Kitchen breakfast room | Contemporary bathroom | Allocated parking | Superb location

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.



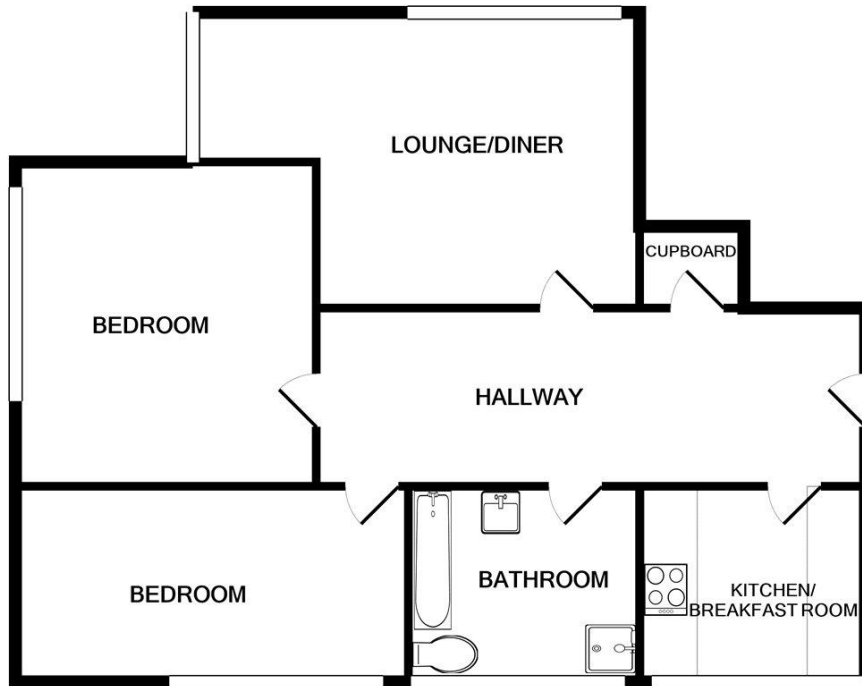
DESCRIPTION

The property is situated on the first floor which is accessed via a flight of stairs through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the apartment, houses a storage cupboard and doors to principal rooms.

The lounge diner is a very good size with dual aspect windows and ample room for large dining table. The spacious and modern kitchen is fitted with a range of base and eye level work units with ample space for breakfast table and space and plumbing for domestic appliances.

There are two generous & bright double bedrooms both with room for freestanding furniture. The contemporary bathroom is tiled and comprises a suite to include low-level WC, wash hand basin, panel bath and a cubicle shower.

An allocated parking space is conveyed to the apartment.



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

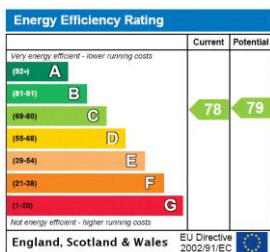
COUNCIL TAX BAND: B

TENURE: Leasehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- First floor
- Two double bedrooms
- Large lounge diner
- Kitchen breakfast room
- Contemporary bathroom
- Allocated parking
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