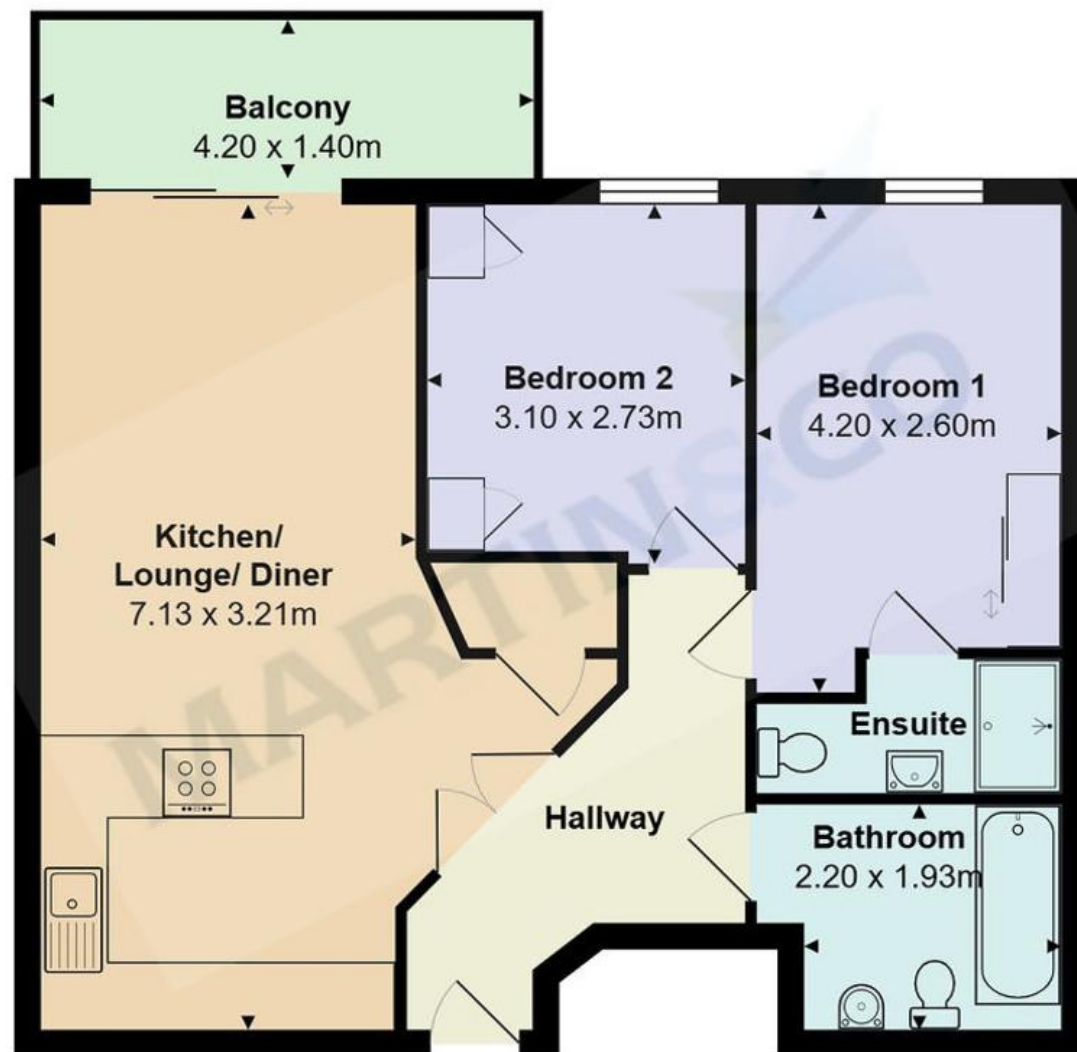


Property Location Bournemouth



Total Area: 60.4 m² (excluding balcony)

All measurements are approximate and for display purposes only

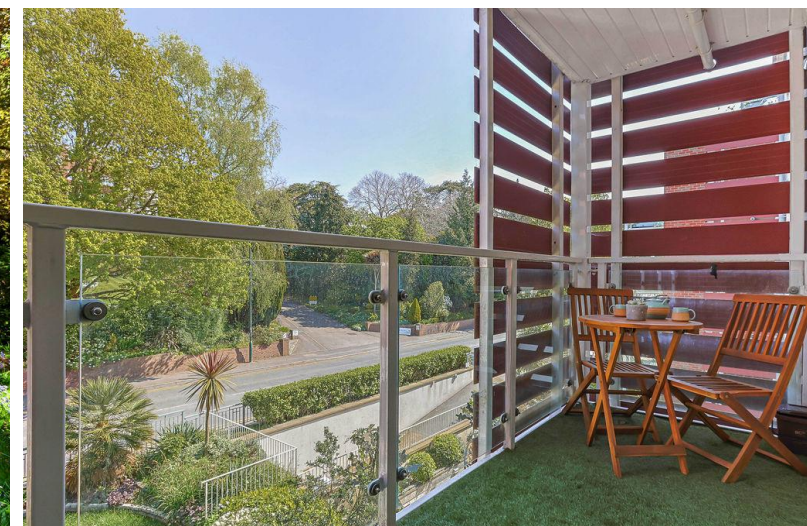
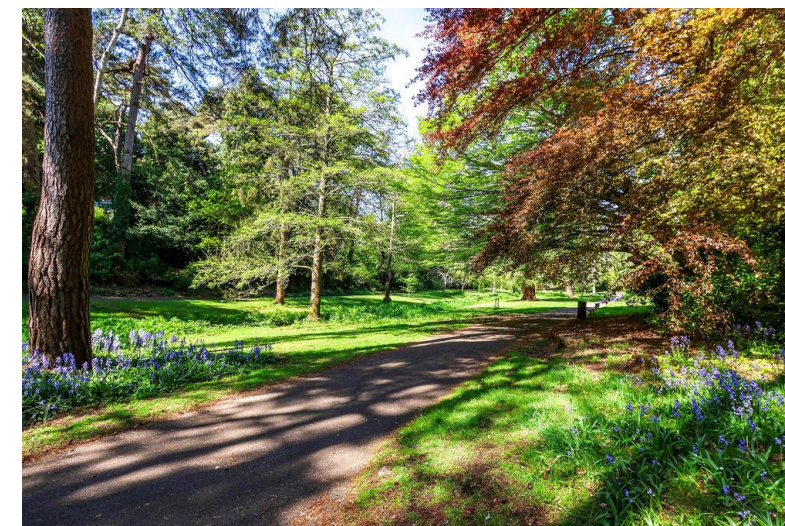


Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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Branksome Wood Road

Asking Price Of £260,000



Two Double Bedroom

Luxury Apartment

Lift To All Levels

Extra Storage In Garage

Underground Parking

Pets Permitted On Licence

Tax Band D

112 Year Lease

EPC Rating B

Close To Local Amenities

Convenient Location



Why you'll like it

EXCEPTIONALLY SPACIOUS WITH STUNNING TREE-LINED VIEWS – This well-presented two-bedroom apartment benefits from one allocated parking space, limited visitor parking, a large enclosed balcony, two patio areas, and secure underground parking, all within walking distance of both Bournemouth and Westbourne town centres.

This exceptionally spacious and well-presented second-floor apartment is located on the highly sought-after Branksome Wood Road, perfectly positioned next to the picturesque Bournemouth Gardens and within easy reach of both Bournemouth and Westbourne town centres. The property is set within a well-maintained building, accessed via a secure entry phone system, offering both convenience and peace of mind.

Inside, a generous entrance hall leads to all principal rooms. The expansive sitting room provides ample space for both living and dining furniture and opens through sliding doors onto a large enclosed balcony, enjoying serene, tree-lined views over the gardens. Patio areas on either side offer ideal spots for al fresco dining or relaxing in the sun. The kitchen is well-equipped with a range of base and wall-mounted units, integrated appliances, and a breakfast bar.

Both bedrooms are generously sized doubles with built-in wardrobes. The main bedroom benefits from a stylish en-suite shower room, while the second bedroom is served by a contemporary family bathroom.

Further features include gas central heating, double glazing throughout, secure underground parking, one allocated space, and limited visitor parking, making this a highly desirable home in a prime location.

Agent's Note's:

Tenure: Share Of Freehold
Lease: 112 Years Remaining
Ground Rent: £250
Service Charge: £2000 Per Annum
Council Tax: Band: D
Holiday Lets - Not Permitted
Pets - Permitted

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

