



GRANVILLE, BRANKSOME WOOD ROAD, BOURNEMOUTH, BH4

£295,000 SHARE OF FREEHOLD

A well presented two double bedroom ground floor apartment which is situated in an enviable position overlooking beautiful communal gardens whilst also backing directly onto the Bournemouth gardens which run from Coy Pond all the way to the town centre and beach. The property is in superb order throughout with well presented, spacious accommodation throughout.

Ground floor | Two double bedrooms | Large lounge diner | Modern kitchen | Bathroom & separate wc | Private patio | Secure underground parking | Direct garden views

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.



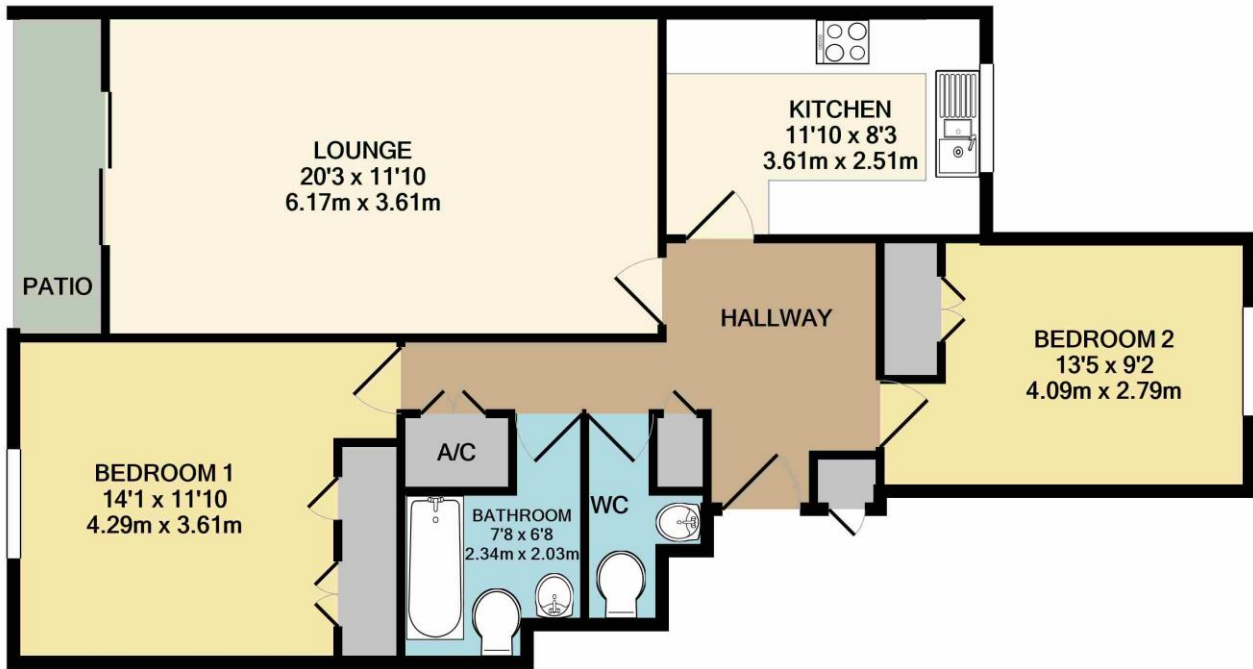
DESCRIPTION

The apartment is situated on the ground floor and is accessed via communal entrance with well presented communal hallways. A private front door leads into the entrance hallway which houses the airing cupboard, a storage cupboard and doors to principal rooms.

The spacious lounge is a particular feature of the property enjoying direct views over the well maintained communal gardens through sliding patio doors which lead out onto the private patio. There is also ample room for a dining table. The modern kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms both with fitted wardrobes and the added benefit of garden views from the master bedroom. The bathroom is tiled and comprises of a suite to include wash hand basin, WC and panel bath with shower above. There is also a separate toilet.

A secure underground parking space is conveyed with the property.



TOTAL APPROX. FLOOR AREA 853 SQ.FT. (79.3 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

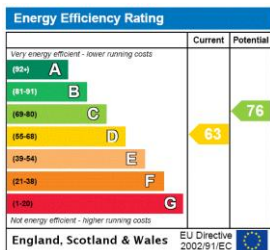
COUNCIL TAX BAND: C

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Ground floor
- Two double bedrooms
- Large lounge diner
- Modern kitchen
- Bathroom & separate wc
- Private patio
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