



DORSET COURT, BRANKSOME WOOD ROAD, BOURNEMOUTH, BH4

£220,000 LEASEHOLD

CASH BUYERS ONLY - 49 YEAR LEASE. A bright and spacious two double bedroom top floor flat occupying an enviable position within the development and backing directly onto the Bournemouth gardens which run from Coy Pond to the Beach. The property enjoys a sunny balcony overlooking the garden and modern fittings throughout. Westbourne is just a short distance away and offers a variety of popular shops, bars and restaurants

Top floor | Two Double Bedrooms | Modern kitchen & bathroom | Sunny Balcony | Good storage | Garage | Close to Bournemouth

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

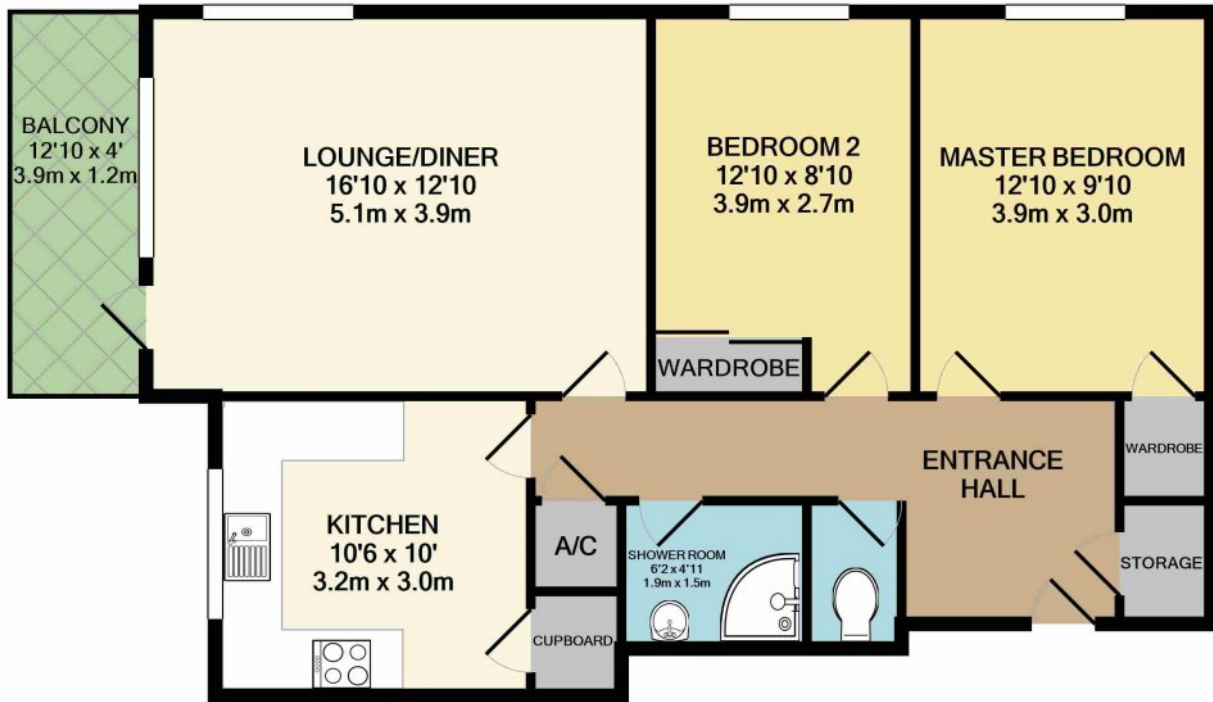
CASH BUYERS ONLY - 49 YEAR LEASE

The property is accessed via well presented communal hallways where stairs lead to the top floor and the private entrance to the apartment itself. The hallway is large and includes a large storage cupboard, separate WC and doors to principal rooms.

The bright lounge diner is dual aspect and has access directly onto the south facing balcony and enjoys tree top views and beyond. The modern fitted kitchen includes a range of base and eye level work units with integrated appliances. In addition there is further pantry cupboard.

Both bedrooms are generous double rooms both with fitted wardrobes and double glazed windows overlooking the side aspect. From the hallway, the modern shower room can be found comprising a large corner shower unit and wash hand basin/vanity unit.

Outside there is a garage conveyed with the apartment as well as ample visitor parking on a first come first serve basis.



TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 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

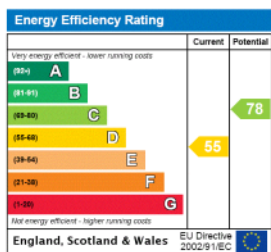
TENURE: Leasehold – 49 Years

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1200 per annum

AT A GLANCE

- Top floor
- Two Double Bedrooms
- Modern kitchen & bathroom
- Sunny Balcony
- Good storage
- Garage
- Close to Bournemouth



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