



## BRAIDLEY MANSIONS, BRAIDLEY ROAD, BOURNEMOUTH, DORSET, BH2

### **£215,000 SHARE OF FREEHOLD**

A bright and spacious two bedroom raised ground floor apartment situated in a superb position just a short walk away from the town centre and award winning beach in Bournemouth. The property is in superb order throughout with modern accommodation and fittings, a large balcony and garage.

Raised ground floor | Two good size bedrooms | Lounge diner |  
Contemporary kitchen | Modern bathroom | Large balcony | Garage |  
Close to the town centre | Vacant possession | Motivated vendor

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

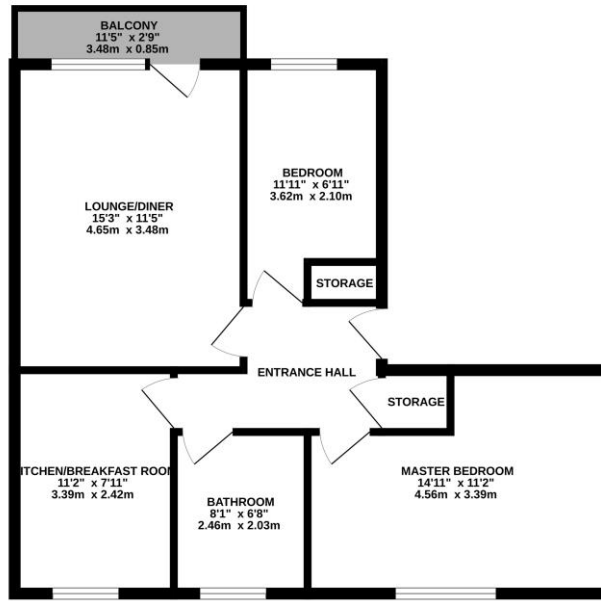
The apartment is situated on the raised ground floor and is accessed via well presented communal hallways. A private front door leads into the entrance hall which houses a large storage cupboard, an air cupboard and doors to principal rooms.

There is a bright lounge diner which enjoys sunny views to the front aspect and access via a patio door onto the large balcony. There is a contemporary kitchen breakfast room which is fitted with a range of base and eye level high gloss work units with space and plumbing for domestic appliances.

There are two generous double bedrooms both with space for freestanding wardrobes and the benefit of a quiet rear aspect to the master bedroom. The modern bathroom is part tiled and comprises of a suite to include WC, wash hand basin inset into a vanity unit and a corner cubicle shower.

A garage is conveyed with the property.

GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures 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, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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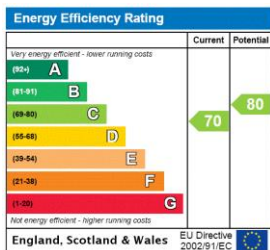
*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** C

**TENURE:** Share of Freehold 124 year lease

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1816 PER ANNUM



**AT A GLANCE**

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- Contemporary kitchen
- Modern bathroom
- Large balcony
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