



**FARLEIGH, BRANKSOME WOOD ROAD, BOURNEMOUTH, BH4**

**£250,000 SHARE OF FREEHOLD**

An exceptionally well presented two double bedroom ground floor apartment situated in a well maintained purpose built development which sits adjacent to the Bournemouth gardens which run from Coy Pond all the way to the beach.

Ground Floor | Two double bedrooms | Large lounge diner | Sunny Patio |  
UPVC Double Glazing | Secure underground parking | Close to  
Bournemouth | Ample Storage

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

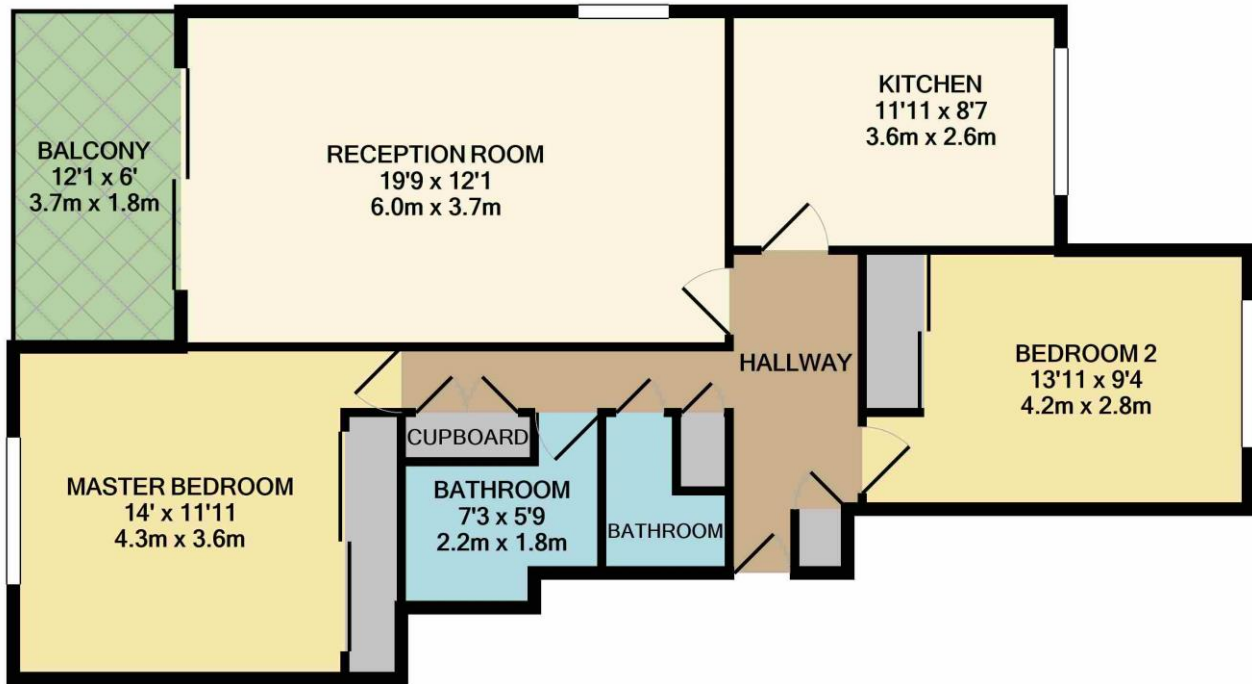
The property is situated on the ground floor which is accessed through well presented communal hallways. A private front door then leads into the entrance hallway which has several large storage cupboards and doors to principal rooms.

There is a large south facing lounge which has ample room for a dining table and benefits from dual aspect windows and sliding doors which provide access on to the good size balcony. The kitchen is fitted with a range of base and eye level work units with integrated appliances and a good amount of worktop space.

There are two double bedrooms with the added benefit of fitted wardrobes to the master along with further space for freestanding furniture.

There is a fully tiled modern shower room with suite comprising of a WC, wash hand basin and cubicle walk-in shower. There is also a separate WC.

An underground parking space is conveyed with property in addition to ample surface level visitor parking.



TOTAL APPROX. FLOOR AREA 794 SQ.FT. (73.8 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

**SERVICE CHARGE:** £1900 per annum

## AT A GLANCE

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