



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

**£250,000 SHARE OF FREEHOLD**

And immaculately presented and very spacious two bedroom apartment situated in a convenient position parking directly onto the Bournemouth gardens which run from quick pond to the town centre and beach. The property comprises a well presented accommodation throughout with a sunny balcony and underground parking.

Third floor | Two double bedrooms | Large lounge diner | Contemporary kitchen | Family bathroom & separate WC | Sunny balcony | Underground parking

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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.





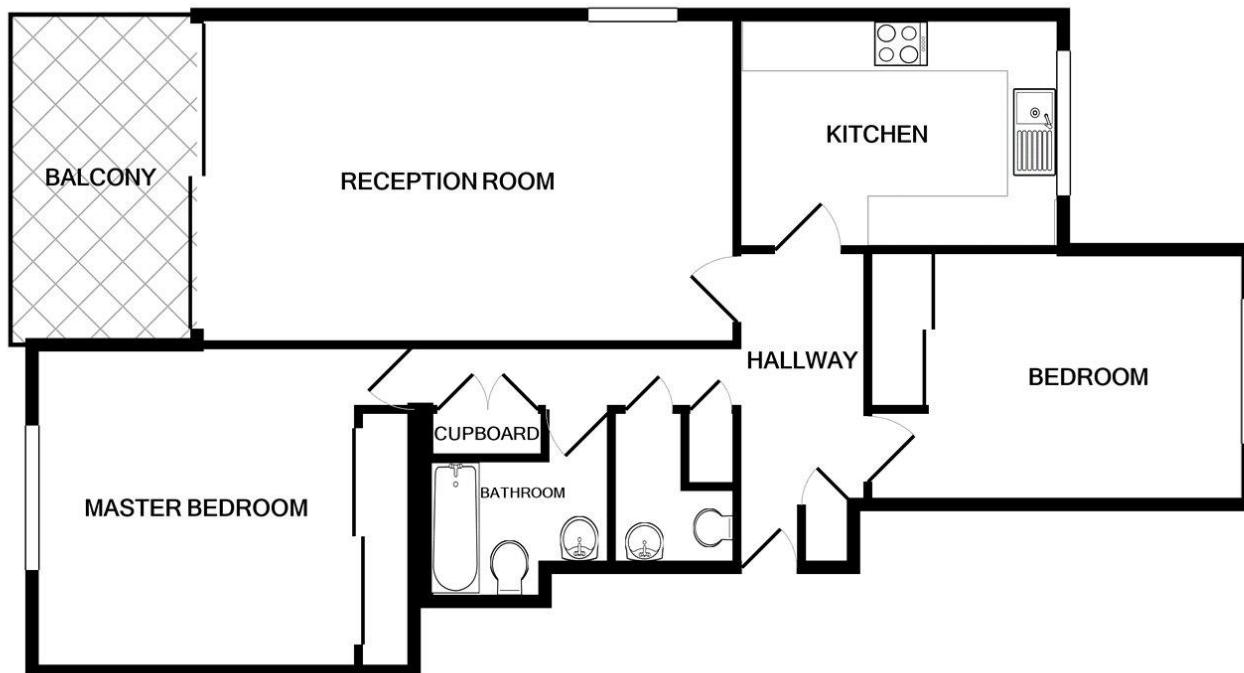
## DESCRIPTION

The property is situated on the third floor which is accessed via a lift or stairs through well presented to communal hallways. A private front door then leads into the entrance hall which houses a large storage cupboard which accommodates space and plumbing for a washing machine with space for tumble dryer above and slatted shelves for the storage of linen. There is also a further storage cupboard near to the front door.

The large lounge dining room is a particular feature of the property enjoying tree views through sliding patio doors which lead out onto the sunny balcony. There is ample room for a sizeable dining table. The kitchen is fitted with a range of base and eye level contemporary work units and a breakfast bar incorporating integrated domestic appliances. The balcony is a good size with ample room for outdoor furniture and enjoys tree views across Bournemouth and the gardens.

There are two generous size double bedrooms both benefiting from fitted wardrobes. The family bathroom is tiled and comprises a suite to include a WC, wash hand basin and panelled bath with shower above. There is also a separate WC in the entrance hallway.

A secure underground parking space is conveyed to the property as well as ample first come first serve visitor parking at ground level.



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:** £1700 per annum

### AT A GLANCE

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