



## BRANKSOME WOOD ROAD, BH2

### £180,000 SHARE OF FREEHOLD

A very well presented one bedroom apartment set within purpose built development which sits adjacent to the Bournemouth gardens leading from Coy Pond all the way to the town centre and beach. The property is in good order throughout with allocated parking and is offered with vacant possession.

Second floor | Purpose built development | One double bedroom | Large lounge | Modern bathroom | Fitted kitchen | Allocated parking

Westbourne | 01202 767633 |

**Winkworth**





## DESCRIPTION

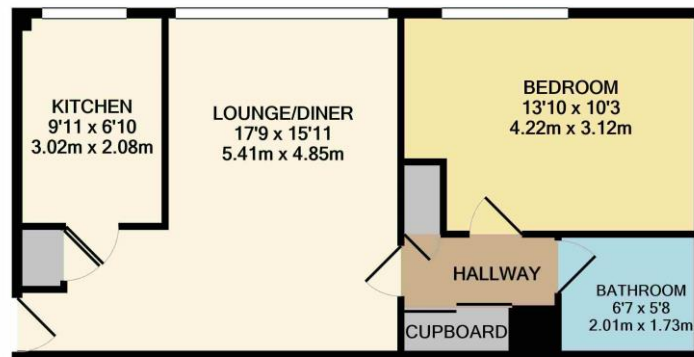
The apartment is situated on the second floor and it's accessed via flight of stairs through well presented communal hallways.

There is a very good size lounge which has ample room for dining table and enjoys tree views through a large picture window. The kitchen is fitted with a range of base and I never work units with space and plumbing for domestic appliances.

The bright bedroom is again a very good size with ample room for freestanding furniture and again enjoying tree views. The modern bathroom is tiled and comprises a suite to include wc, wash hand basin and panelled bath with a shower above.

There are three good size storage cupboards throughout the property.

An allocated parking bay is conveyed with the apartment.



TOTAL APPROX. FLOOR AREA 497 SQ.FT. (46.1 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*

**AWAITING EPC**

**COUNCIL TAX BAND: B**

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £1350 per annum

**Winkworth**