



## WHEATON GRANGE, 16 BRANKSOME WOOD ROAD, BOURNEMOUTH, DORSET, BH4

### **£259,500 SHARE OF FREEHOLD**

An incredibly bright and spacious two double bedroom ground floor apartment situated in a very popular development which backs directly on to the Bournemouth Gardens which lead from Coy Pond to the beach.

Ground floor | Two double bedrooms | Large lounge diner | Modern kitchen & bathroom | Private patio | Underground parking | Superb position

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne with bus routes to Bournemouth and surrounding areas and a particular feature is the direct and delightful walk through local protected heath land to an area of Coy Pond.

Coy Pond is renowned for its beautiful willow trees and sylvan walk alongside a gentle stream which snakes through the pleasure gardens, finally coming to rest in Bournemouth which boasts renowned award-winning Blue Flag beaches which stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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.





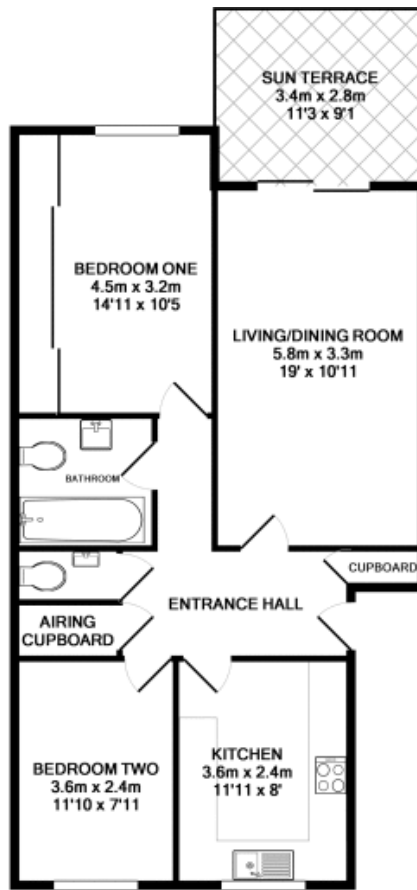
## DESCRIPTION

The property is situated on the ground floor and is accessed via a communal entrance with well presented communal hallways. A private front door then leads into the entrance hall which houses a storage cupboard, airing cupboard and doors to principal rooms.

The generous lounge diner is a particular feature of the property enjoying views over the communal garden through sliding patio doors which lead out onto a large private terrace. There is also ample room for a dining table. The kitchen is fitted with a range of base and eye level modern work units with space and plumbing for domestic appliances.

There are two large double bedrooms with the added benefit of fully fitted furniture and views over the communal gardens to the master bedroom. The bathroom is tiled and comprises of a suite to include a WC, wash hand basin and panelled bath with shower above.

An underground parking space is conveyed with the apartment



TOTAL APPROX. FLOOR AREA 70.3 SQ.M. (757 SQ.FT.)  
 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

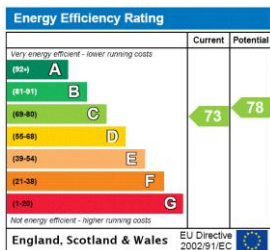
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1700 per annum

**AT A GLANCE**

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- Two double bedrooms
- Large lounge diner
- Modern kitchen & bathroom
- Private patio
- Underground parking
- Superb position



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