



RUSSELL MOUNT, BRANKSOME WOOD ROAD, BOURNEMOUTH, BH4

£210,000

A bright and well presented two bedroom fourth floor apartment set within a well maintained purpose built development situated adjacent to and enjoying views over the Bournemouth gardens which run from Coy Pond all the way to the beach. The property is in good order throughout with modern accommodation and parking.

Fourth floor with lift | Two bedrooms | Lounge diner | Separate kitchen |
Modern bathroom | Allocated parking | Central location

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.



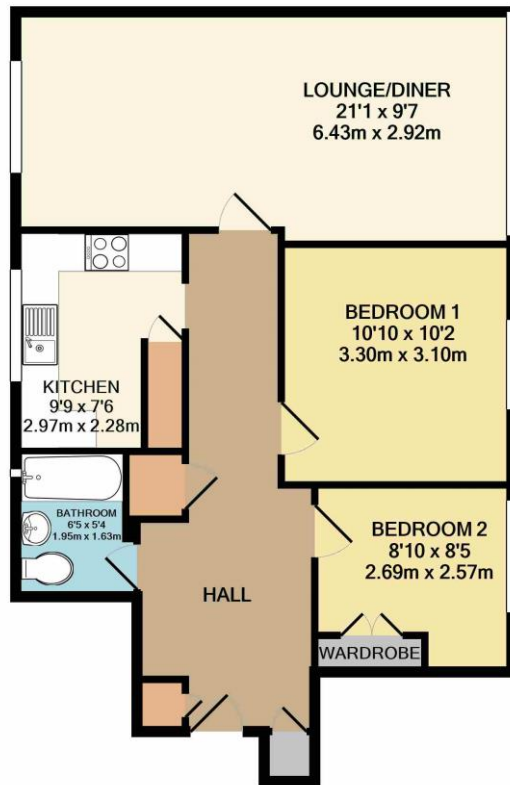
DESCRIPTION

The apartment is situated on the fourth floor which is accessed via lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the apartment, houses three storage cupboards and doors to principal rooms.

The spacious lounge diner is a particular feature of the property benefiting from large dual aspect windows with views towards the Bournemouth Gardens. The kitchen is fitted with a range of base and eyelevel work units with space and plumbing for domestic appliances.

There are two bright bedrooms both of which enjoy views towards the Bournemouth gardens and both with space for freestanding furniture and the added benefit of a fitted wardrobe to bedroom two. There is a modern and contemporary family bathroom with suite comprising of a panelled bath with shower above wash hand basin and WC.

An allocated parking space is conveyed with the property.



TOTAL APPROX. FLOOR AREA 643 SQ.FT. (59.8 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

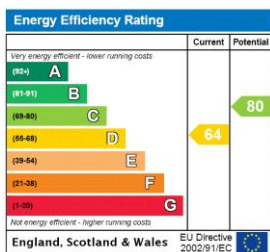
COUNCIL TAX BAND: B

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1350 per annum, includes water and sewerage

AT A GLANCE

- Fourth floor with lift
- Two bedrooms
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