



TARRANTS, BRANKSOME WOOD ROAD, BOURNEMOUTH, DORSET, BH2

£290,000 SHARE OF FREEHOLD

An immaculately presented two bedroom first floor apartment which benefits from tree views across the Bournemouth gardens from every window. Comprising spacious modern accommodation throughout with a balcony and underground parking. Conveniently situated within easy reach of both Westbourne and Bournemouth whilst also being near to the beach.

First floor | Two double bedrooms | Large lounge diner | Modern kitchen |
Two contemporary bathrooms | Enclosed balcony with bi-fold windows |
Underground parking | Tree views from every window

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.



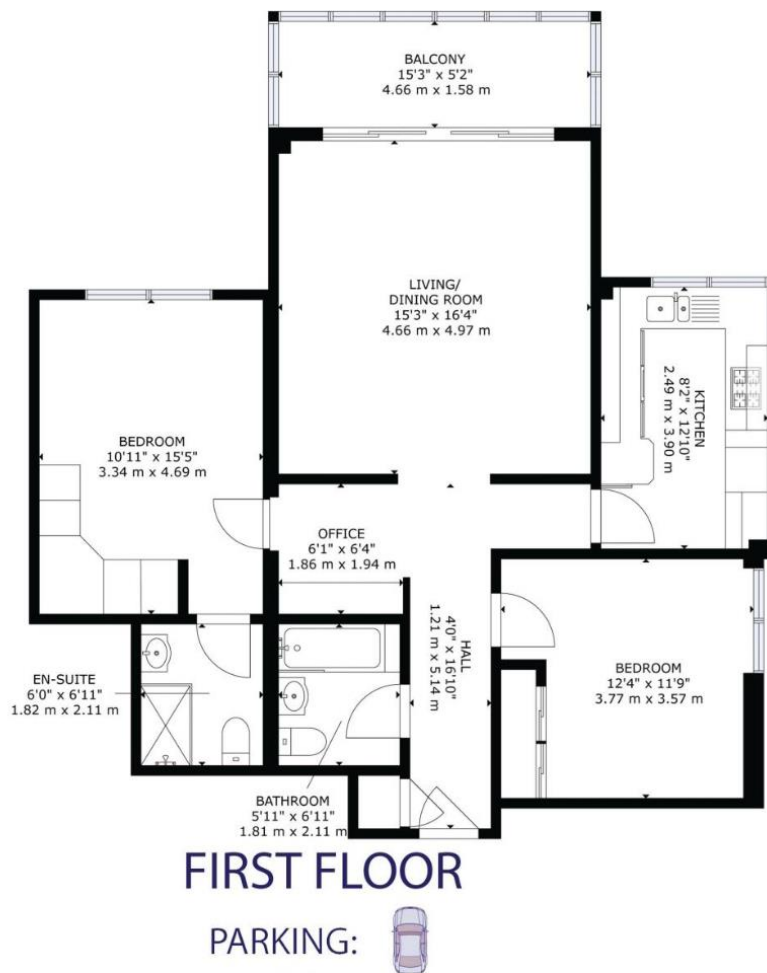
DESCRIPTION

The apartment is situated on the first floor which is accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a storage cupboard, an area currently arranged as a study and doors to principal rooms.

The large lounge dining room benefits from south facing tree views through sliding patio doors which lead out on to the enclosed balcony. The lounge has ample room for a dining table. The large enclosed balcony benefits from bifold windows which open the full length of the balcony to bring the outside inside. There are also stunning views across the Bournemouth Gardens. The modern kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances, a breakfast bar area and dual aspect windows enjoying tree views.

There are two generous double bedrooms both with space of freestanding furniture. The master bedroom has the added benefit of bespoke floor to ceiling wardrobes with matching drawers and a contemporary ensuite shower room with suite comprising WC, wash hand basin inset into a vanity unit and a double size cubicle shower. The family bathroom is fully tiled and benefits from a suite to include a WC, wash hand basin inset into a vanity unit and a bath with the shower above.

An underground parking space is conveyed with the property.



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: E

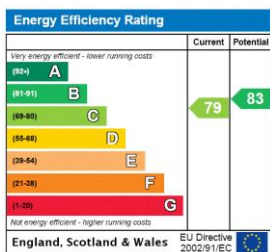
TENURE: Share of Freehold 951 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1500 per annum

AT A GLANCE

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- Two double bedrooms
- Large lounge diner
- Modern kitchen
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