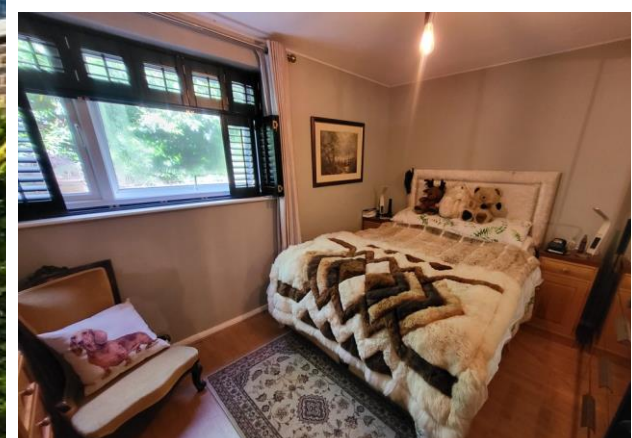


FOR SALE



Branksome Wood Road, Bournemouth
Asking Price Of £190,000


MARTIN & CO



Branksome Wood Road, Bournemouth

1 Bedroom, 1 Bathroom

Asking Price Of £190,000

- VERY LONG LEASE (958 YRS)
- LARGE APARTMENT
- GRAND LIVING ROOM
- STYLISH FITTED KITCHEN
- OFF ROAD PARKING

EXCELLENT LOCATION

Introducing an exquisite property, this elegant large one-bedroom apartment spanning 49 square meters is gracefully situated in proximity to the bustling Bournemouth Town Centre. Nestled on the ground floor, this property emanates a sense of tranquillity and offers seamless access to the delightful Bournemouth Gardens and the pristine sandy shores.

Enveloped within a serene residential area, this abode finds solace behind a majestic grove of trees, ensuring privacy and seclusion.

This remarkable apartment boasts an abundance of additional cupboards throughout, seamlessly blending practicality with elegance. Its modern aesthetic permeates every corner, creating an ambiance that is both contemporary and inviting.

Off-road parking and a well-managed company contribute to the convenience and peace of mind of its residents.



As you step into the residence through the entrance hallway a feeling of warmth and elegance engulfs you.

The separate kitchen exudes luxury and style, with its fully equipped amenities and a window adorned with pristine white wooden shutters. An opulent space where culinary delights can be crafted with ease.

Beyond the kitchen lies a bright and inviting living room illuminated by a large window dressed in tasteful blinds, with a captivating fireplace serving as the centrepiece, while laminated flooring lends an air of sophistication.

An additional large hallway equipped with extra cupboard guides effortlessly towards the stylish spacious bedroom with its laminate wooden flooring and windows adorned with dark wooden shutters.

The modern bathroom emanates an aura of refinement. Decorated with marble-effect tiled walls and floors, it offers a sanctuary for relaxation and rejuvenation. A modern mirror, enveloped by an array of surrounding LED lights, enhances the sense of indulgence.

Entrance Hallway 6' 10" x 2' 9" (2.10m x 0.85m)

Kitchen 13' 1" x 4' 11" (4.00m x 1.50m)

Living Room 15' 7" x 10' 9" (4.75m x 3.30m)

Hallway 7' 6" x 6' 6" (2.30m x 2.00m)

Bedroom 13' 11" x 10' 5" (4.25m x 3.20m)

Bathroom 6' 6" x 6' 6" (2.00m x 2.00m)

Tenure: Leasehold

Lease Term: 999 year lease from 1982

Remaining: 958 year

Annual Service Charge: £1,455

Annual Ground Rent: £

Council Tax Band B

EPC D



DISTANCES:

- 400 mts to A338 Wessex Way
- 500 mts to Award-Winning Sandy Beaches
- 500 mts to Bournemouth Pier
- 500 mts to Bournemouth High Street
- 900 mts to Meyrick Park & Golf Course
- 4.0 km to Castle Point Shopping Centre
- 7.0 km to Bournemouth International Airport
- 8.0 km to Hengistbury Nature Reserve

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
 2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

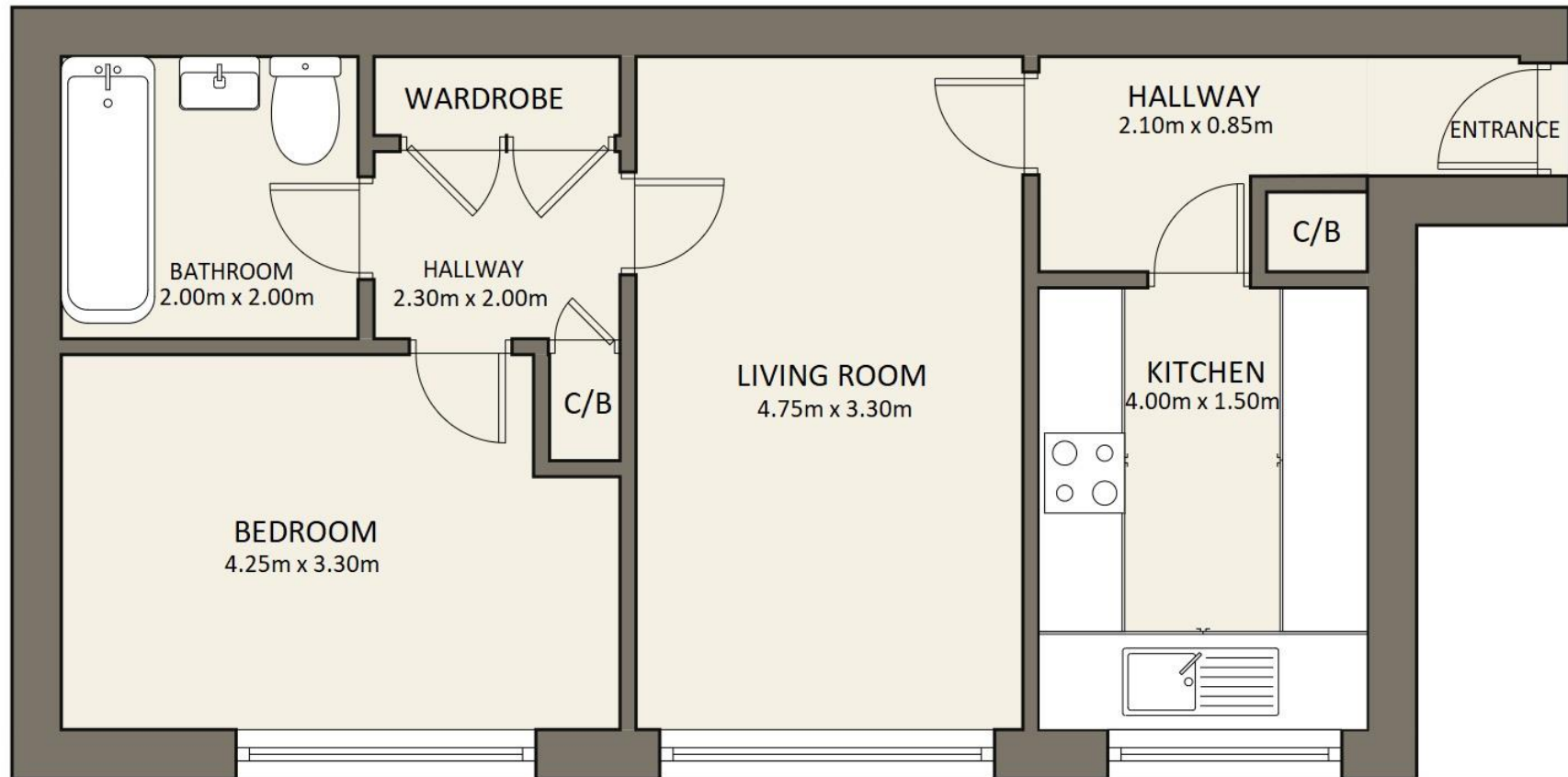
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
 4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
 5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Bournemouth is an enchanting seaside resort town nestled along England's south coast, captivates with its allure of blue flag beaches, sandy shores, and a climate that delights year-round. Steeped in history, this town boasts a vibrant tapestry of opportunities and a cosmopolitan atmosphere, making it a coveted destination for those seeking a modern and vibrant lifestyle.

Moreover, Bournemouth boasts a robust and diverse economy, attracting professionals in search of abundant career prospects. With thriving industries spanning finance, tourism, and technology, the town hosts renowned employers such as JP Morgan, Nationwide Building Society. Additionally, its enviable proximity to London, a mere two-hour train journey away, positions Bournemouth as an enticing option for individuals seeking the perfect balance of professional success and a relaxed lifestyle.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Martin & Co Bournemouth

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



