

**FOR SALE**



**Baronsmede, Branksome Wood Road, Bournemouth**  
**£325,000**

  
**MARTIN&CO**

# Baronsmede, Branksome Wood Road, £325,000

- **PENTHOUSE APARTMENT**
- **service charge £3800 pa**
- **\*\*\*SHARE OF FREEHOLD\*\*\***
- **council tax band 'D' = £2147pa**
- **981 years on the lease**

Introducing this stunning penthouse apartment, located on the fifth floor with a balcony boasting sea views. Boasting two spacious double bedrooms, this property is the epitome of luxury living. Situated close to Bournemouth town, residents have easy access to shops, cafes, beaches, and the main bus route. Additionally, enjoy private gated access to Meyrick Park golf course, perfect for golf enthusiasts looking for convenience and exclusivity. Inside, the property features a modern kitchen/diner, perfect for entertaining guests or enjoying a peaceful meal with a view. The apartment also benefits from a lift, making access easy for all residents. With a share of freehold and beautiful communal gardens, this property offers the perfect blend of privacy and community living. For those with vehicles, a garage is included along with visitors parking, ensuring that parking is never an issue.



**ENTRANCE HALL** Ceiling light, secure entry phone, large built in airing cupboard with shelving. Radiator, further storage cupboard with shelving.

**LIVING ROOM** Light, spacious room with double glazed sliding doors opening onto the private sun terrace. Further double-glazed window to side aspect, decorative fireplace with marble hearth & surround. Two radiators, lovely views of the communal gardens & mature trees across Bournemouth town centre & to the sea!

**BALCONY** With tiled flooring & space for a bistro dining set (to enjoy the afternoon sun for hours on end!)

**KITCHEN/BREAKFAST ROOM** Two ceiling lights, two double glazed windows to both side & rear aspects, the rear window looks directly across to the golf course! The kitchen area has both wall & base units with worktop over & tiled splashbacks. An island unit cleverly provides both extra worktop space & cupboards, cooker hood, electric cooker, integrated fridge & freezer, radiator.

**MASTER BEDROOM** Ceiling light, double glazed window to front aspect, looking across to Bournemouth town. Large double bedroom with fitted furniture including wardrobes, bedside tables, & dressing table with matching drawers. Further built in wardrobe with mirrored sliding doors, radiator.

**BEDROOM** Ceiling light, double glazed window to rear aspect, built in bedroom furniture including, wardrobes, dressing table & drawers. Radiator.

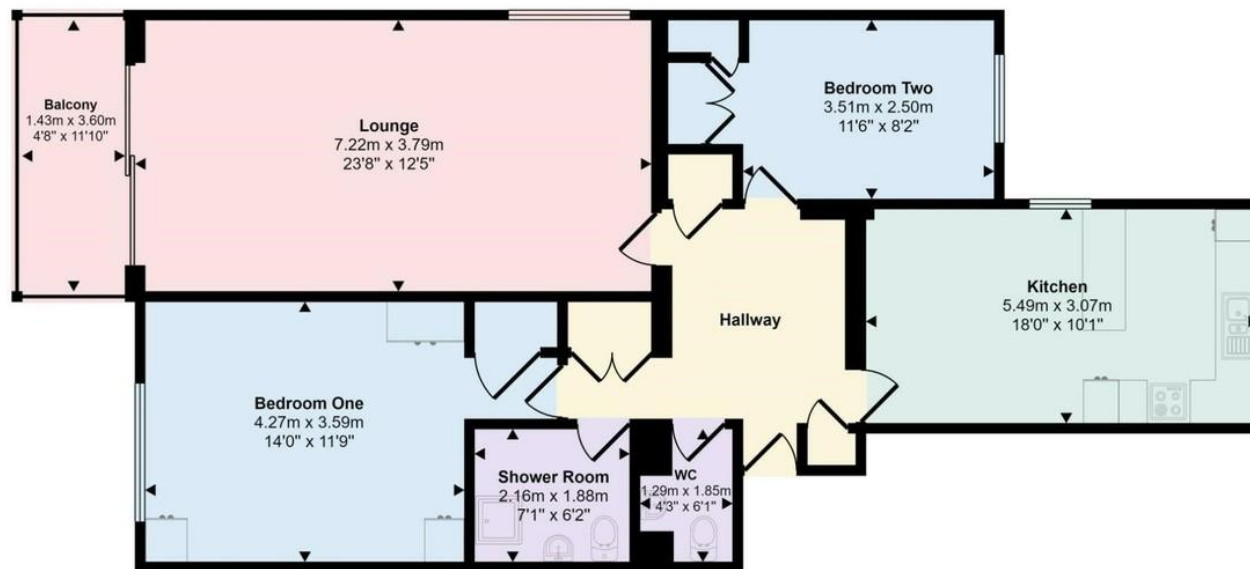
**CLOAKROOM** Fully tiled, with ceiling light, toilet, vanity unit with inset basin & cupboards beneath.

**BATHROOM** Inset spotlights, fully tiled, large, enclosed shower cubicle with handrail & foldable seat. Vanity unit, with inset basin & cupboards both above & below. Large wall mounted mirror with lighting over & shaver point. Further built in cupboard with space & plumbing for washing machine, heated towel rail style radiator, extractor fan.

**GARAGE** with up & over door.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		81	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Martin & Co Poole

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