

FOR SALE



Baronsmede, Branksome Wood Road, Bournemouth
£315,000


MARTIN&CO

Baronsmede, Branksome Wood Road, £315,000

- **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.

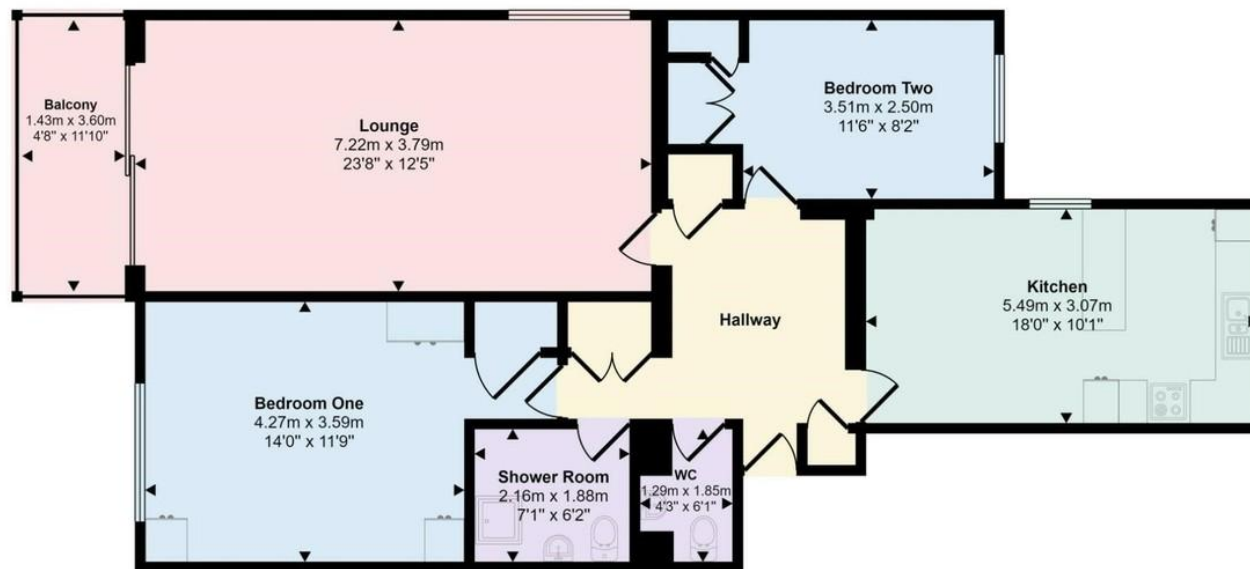
CLOAKROOM Fully tiled, with ceiling light, toilet, vanity unit with inset basin & cupboards beneath.

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) A			
(81-91) B			
(69-80) C			
(55-68) D		81	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Martin & Co Poole

109 Commercial Road • • Poole • BH14 0JD
 T: 01202 710171 • E: poole@martinco.com

01202 710171

<http://www.poole.martinco.com>



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.

