

FOR SALE



Holly Lodge, Bournemouth
Asking Price Of £489,950


MARTIN & CO



Holly Lodge, Bournemouth

3 Bedrooms, 3 Bathroom

Asking Price Of £489,950

- SHARE OF FREEHOLD
- +957 YEARS REMAINING
- GEORGIAN INSPIRED TOWN HOUSE
- DOUBLE BEDROOMS
- PRIVATE GARAGE
- BALCONY

Welcomed to the property market is this excellently presented 3-double bedroom, 3-bathroom town house located in Branksome Park, in a very unique Georgian inspired Development just moment from Westbourne. Holly lodge was built in the late 80s and comprises of 30 built town houses with private circular driveway in the development granting access to all residential properties.

The property is inspired by the renowned Royal Crescent in Bath and offers town house living at its very best. Branksome park with many treelined streets and residential roads make it a highly desirable location and it is a located close to Branksome Chine, Alum chine, Westbourne and Bournemouth Town Centre. There are numerous things to do and places to go locally, including bars, restaurants, shops and many more amenities. The area Also benefits from a wonder coastline with it glorious award winning sandy beaches. There is easy access to motorways and road networks, as well as transport links to get you about town locally.



Access to the property can be found both to the front and rear of the property. Head past the well-tended lawn and central garden feature to access the front door or enter via the rear where we find a section of garden benefit from a balcony overlooking the exceptionally well-tended gardens to the front.

As we enter the property on the ground floor we are greeted with a very good size utility room, with integrated washing machine, store cupboards, countertop and sink. The hallway provides access to the first and second floor via the staircase and also houses a store cupboard, internal door to the good size garage and ground floor double bedroom. a small modification has been made to the bedroom opening it up to create an additional office space or computer area. The bathroom on the ground boasts fully tiled walls and floors, a freestanding shower unit, W/C and hand wash basin.

Up to the first floor and we are greeted with a wonderful combined lounge dining area, fit for entertaining family and friends all year round. The lounge has the additional benefit from a balcony overlooking the exceptionally well-tended gardens to the front.

The kitchen is a great space to cook up a culinary masterpiece in, and boasts integrated appliances including, fridge/freezer, Gas hob, extractor fan and 4 gas burner Hob. There is plenty of light flooding into the room and is complemented by a very useful breakfast bar. Double doors close off the room to the dining area and lounge.

The second floor comprises of two more double bedrooms and to the left there is a light and bright large bedroom boasting a triple mirrored door wardrobe and plenty of room and comfort for the king size bed and more. The En-Suite bathroom comprises of a freestanding shower unit, white W/C and white hand wash basin.



The family bathroom has tiled walls and floors and provides a full size bathtub with shower overhead, white W/C, white hand wash basin and is ideally located adjacent to the third bedroom. This bedroom is great space with one end of the room housing the king size bed and at the other a great dress or vanity area with mirrored double door wardrobe.

The hallway also benefits of a good size airing cupboard to complete the top floor landing.

Tenure - Share of Freehold
 Lease length – 957 years remaining
 Service Charge - £1,250 per annum approx.
 Ground Rent - Nil
 Council Tax Band - F
 Pets – Not permitted
 Holiday lets – Not permitted
 All mains are connected

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.

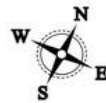
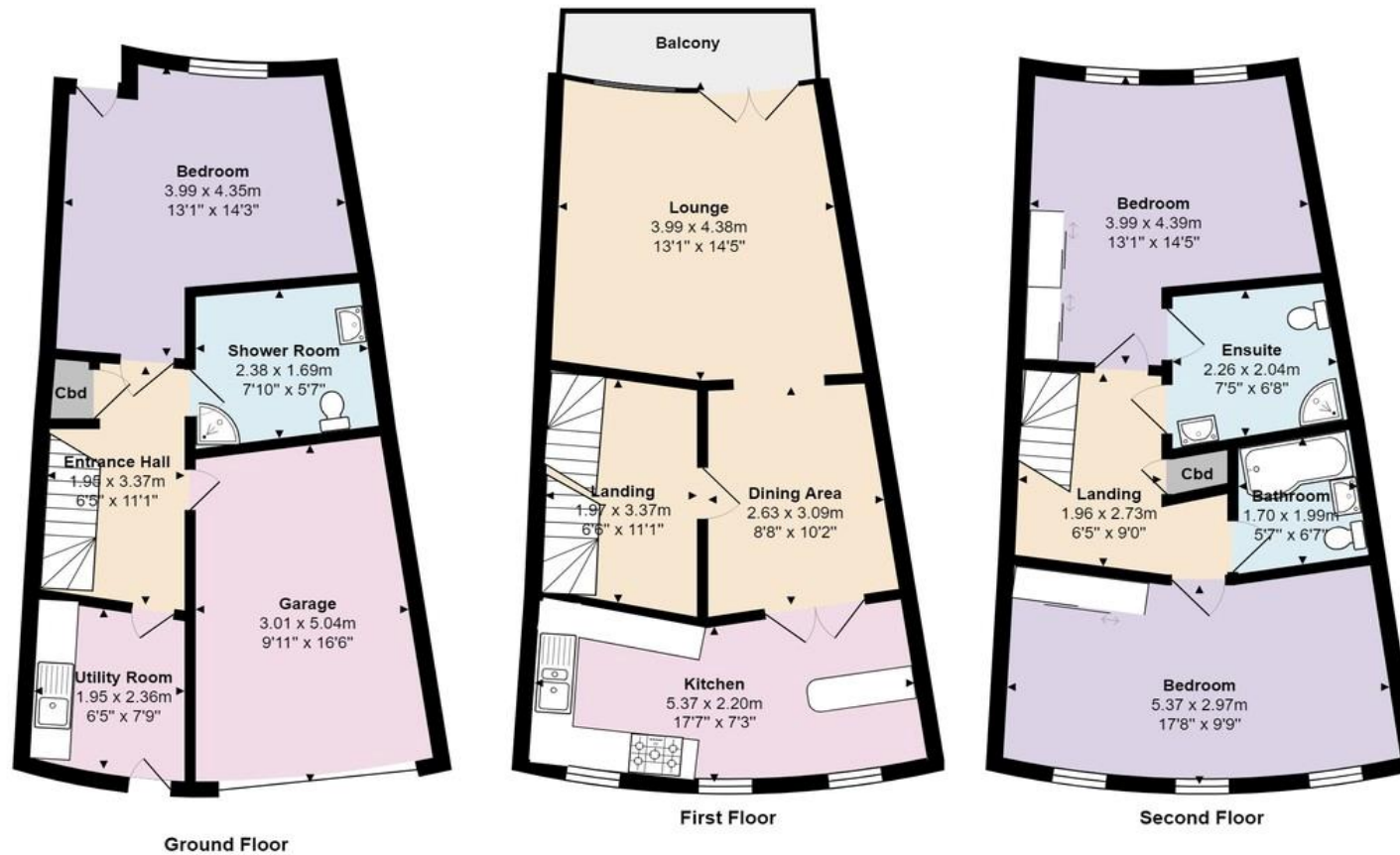
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 144.7 m² ... 1558 ft² (excluding balcony)
 All measurements are approximate and for display purposes only



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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.



