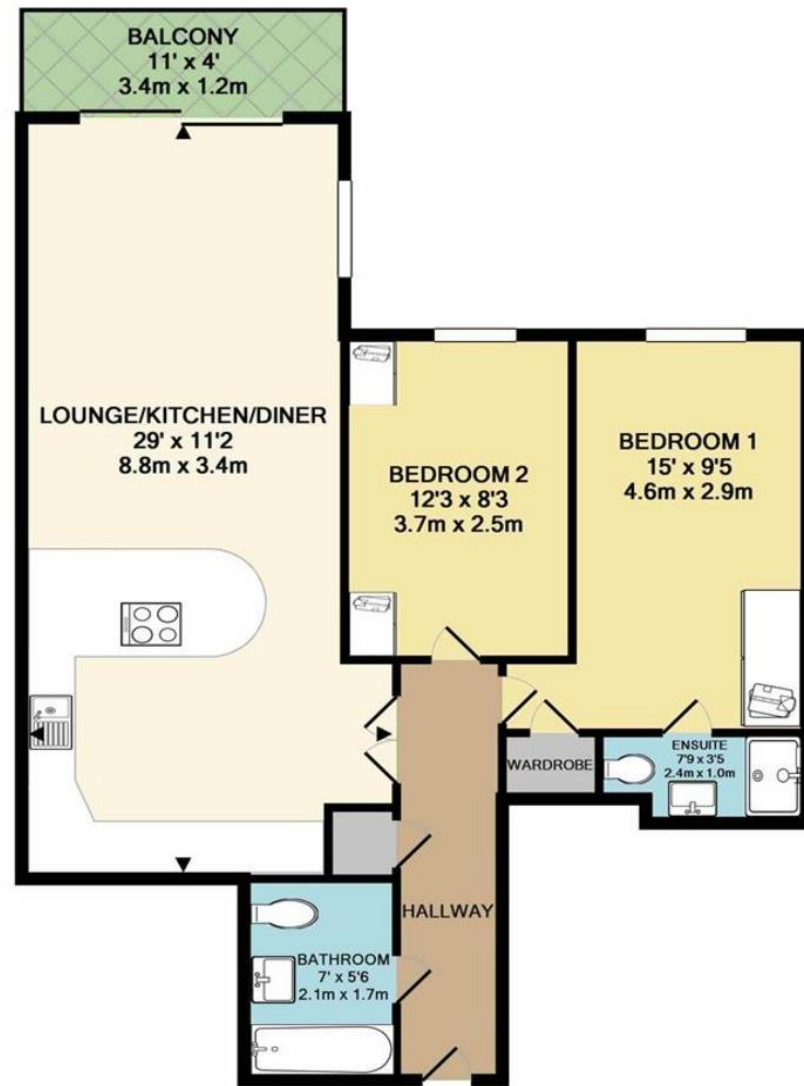




## Property Location

Situated in an enviable location with direct access to Bournemouth Gardens, being close to Westbourne and Bournemouth with its award winning Sandy Beaches and Promenade ideal for walking, running and cycling. Close to Bournemouth Town Centre with its variety of Shops, Multiple Restaurants, Bars, Pier, Oceanarium, Cinemas and BH2 Leisure Complex



TOTAL APPROX. FLOOR AREA 731 SQ.FT. (67.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.



## Branksome Wood Road, Bournemouth

Offers Over £290,000

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- DOUBLE GLAZING
- SECURE PARKING
- STORAGE UNIT
- CLOSE TO TOWN CENTRE
- VIDEO ENTRY SYSTEM
- PET PERMITTED



### Why you'll like it

A first floor two bedroom apartment in excellent condition throughout in a popular block located just a short walk to Bournemouth Town Centre. This contemporary block was built only eleven years ago.

The apartment offers a spacious open plan living space with a modernised kitchen, two double bedrooms with built-in wardrobes, bathroom and ensuite. Balcony which overlooks the Bournemouth pleasure gardens. Secure underground parking via remote control and a convenient walk-in storage unit located in the parking area. A prime location with direct access to Bournemouth Gardens from where you can either walk to the Town Centre's many shops, restaurants and sandy beaches.

Tenure: Leasehold  
 Lease: Approximately 113 Years Remaining  
 Ground Rent: £250 p.a.  
 Service/Maintenance Charge: £3,183.58 p.a.  
 Buildings Insurance included in the service charge  
 Management Company: Rebbeck Brothers  
 Council Tax: Band E  
 EPC: B  
 Pets: Permitted via freeholders consent  
 Holiday Lets: Not Permitted

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

