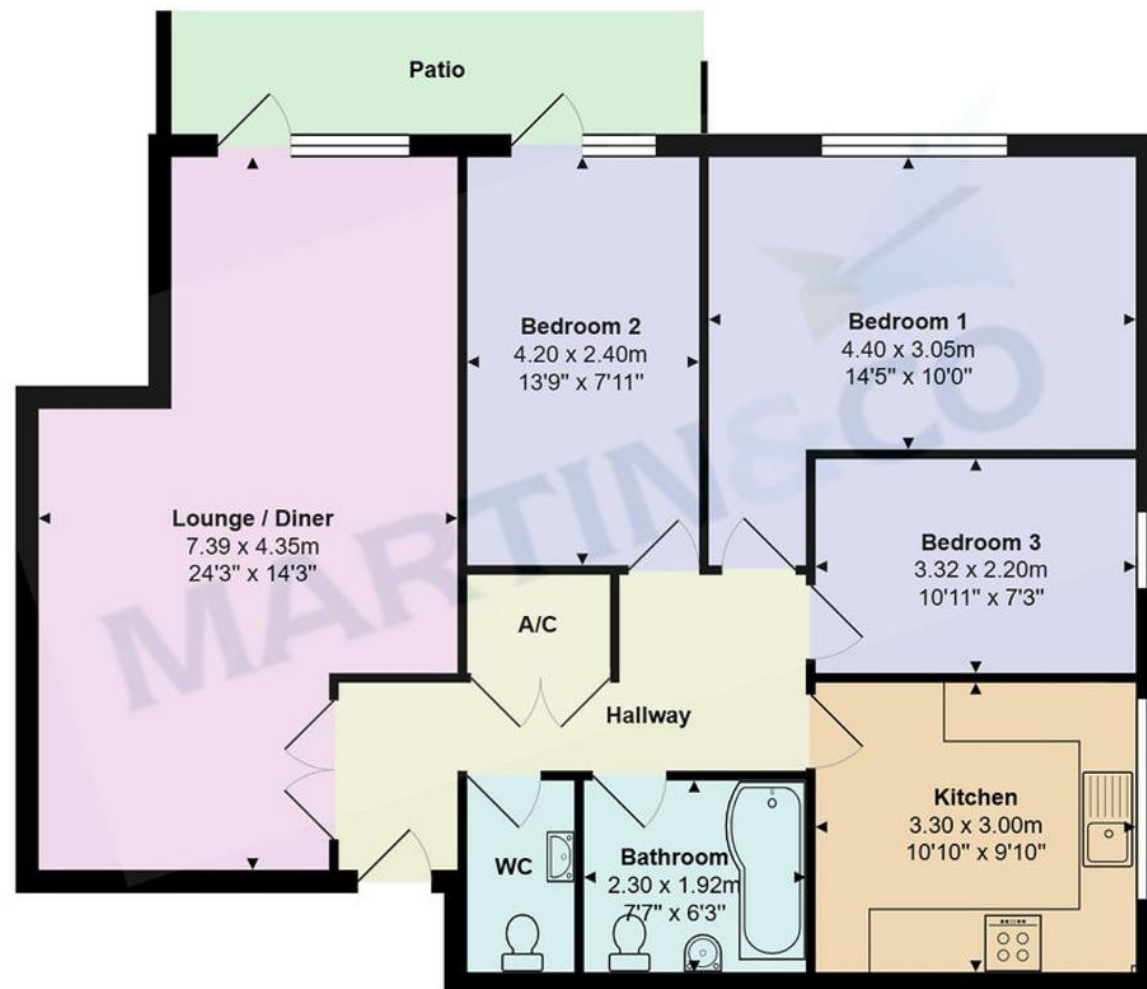


## Property Location Branksome



Total Area: 87.8 m<sup>2</sup> ... 945 ft<sup>2</sup> (excluding patio)

All measurements are approximate and for display purposes only



**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.

**Martin & Co Bournemouth**  
 • 192 Seabourne Road • Bournemouth • BH5 2JB  
 T: 01202559922 • E: bournemouth@martinco.com

**01202559922**  
<http://www.bournemouth.martinco.com> **MARTIN&CO**



## Wilderton Road, Branksome

Asking Price Of £310,000

**MARTIN&CO**



Spacious Apartment

Ground Floor

Private Patio W/ Patio Doors

Two Bathrooms

Large Living Room

Separate Fitted Kitchen

Communal Garden

No Forward Chain

Branksome Location

Private Garage

Permit Parking(Ad-Hoc)

Long Lease 944 Years



### Why you'll like it

Welcome to this large three-bedroom ground floor apartment, perfectly positioned in the sought-after area of Branksome. Offering generous proportions throughout, this property is ideal for families, professionals, or those seeking single-level living with easy access and modern convenience.

The apartment features three double bedrooms, including a primary bedroom with ample space for storage and furnishings. A bright and spacious lounge/diner opens directly onto a private patio, perfect for relaxing or entertaining outdoors. The separate fitted kitchen provides plenty of workspace and storage, making it both practical and functional.

There are two bathrooms, including a full family bathroom and a convenient separate WC. Additional benefits include a private garage plus off-road parking (permit-based on a first-come, first-served basis).

With a total area of approximately 945 sq. ft (87.8 m²), this apartment offers a great blend of space, comfort, and location-just a short distance from local amenities, transport links, and green spaces.

Please note: a Section 20 has been issued and funds will be available to cover the works.

Agent's Notes:  
Tenure: Leasehold  
Lease: 944 Years Remaining  
Ground Rent: Peppercorn  
Service Charge: £1,201.26 Per Six Months  
Council Tax: Band: D  
Holiday Lets - Not Permitted  
Pets - Tbc

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	77 C
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 cooperation 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.

