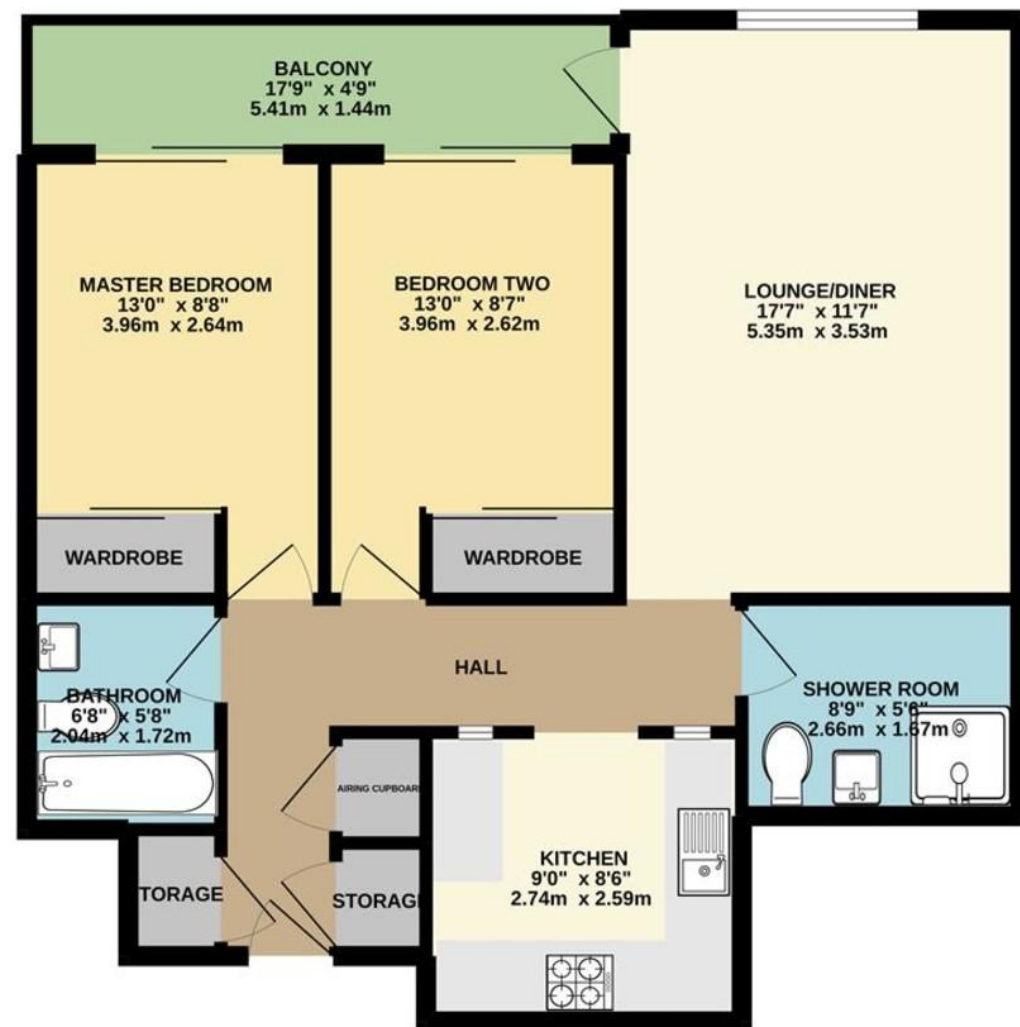
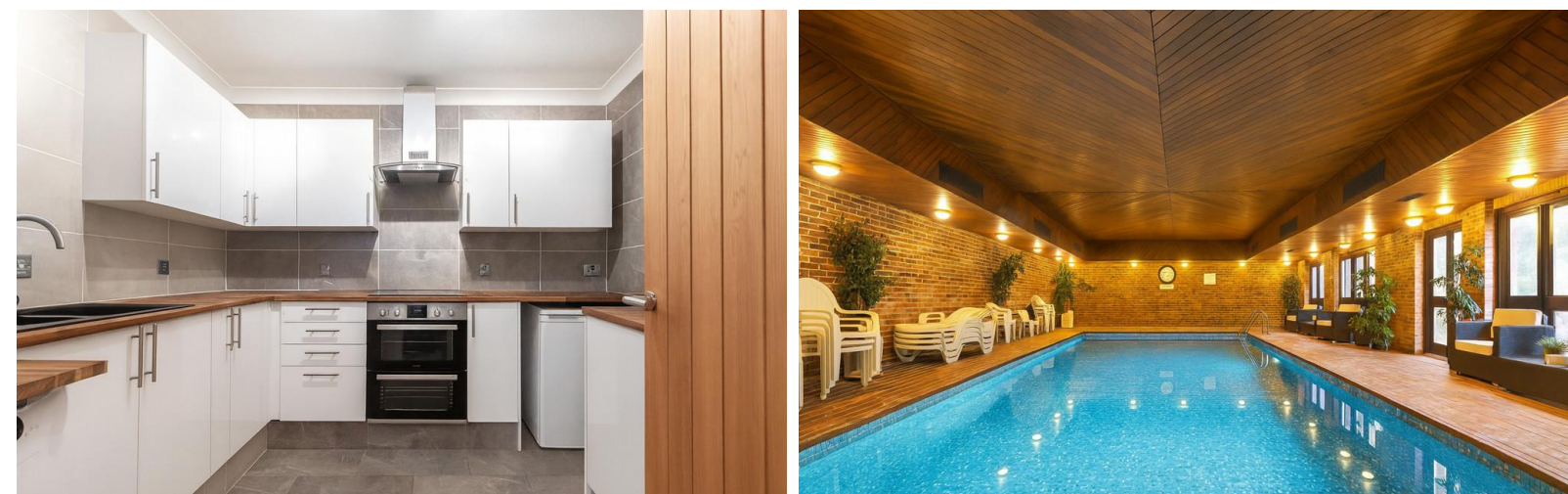


692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Martin & Co Bournemouth

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**01202559922**

<http://www.bournemouth.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.



**FOR SALE**

## 16 The Oasis

2 Bedrooms, 2 Bathroom, First Floor Apartment

**Asking Price Of £265,000**







16 The Oasis

Asking Price Of £265,000

- Two Double Bedroom First Floor Apartment
- Spacious Lounge/Diner
- Contemporary Fitted Kitchen
- Two Modern Family Bathrooms
- Allocated & Visitor Parking
- Communal Swimming Pool & Health Suite
- Superb Communal Grounds

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AREA Situated just a short level walk to a main supermarket and public transport routes, the popular village of Westbourne is just a short distance away, offering a choice of independent shops and restaurants as well as an historic undercover Victorian shopping arcade. Bournemouth town centre with a wider selection of shops and eateries is easily accessible via the Wessex Way and is just 2.3 miles away. Branksome Park itself is a well-known leafy residential area with bowls and tennis facilities , from Branksome Park Woods there is a scenic walk leading to the white sands of Branksome Chine Beach which has been awarded blue flag status. There is a main line train station at Branksome which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

DESCRIPTION The apartment is situated on the first floor with both lift & stair access available. Stepping into the property you are greeted by the welcoming entrance hall that provides access to all rooms. The spacious lounge/diner offers plentiful space for both eating and relaxing and benefits from direct access onto the private balcony. The separate fitted kitchen is of a contemporary style with tiled walls and flooring alongside generous workspace, cupboard storage and electric cooking facilities.

Sleeping accommodation consists of two well-



proportioned double bedrooms, both with direct access to the balcony, built-in wardrobes and plentiful space for additional bedroom furniture and storage. The sleeping accommodation is served by a modern tiled bathroom and matching modern tiled shower room, both with w/c, basin, vanity unit and heated towel rails.

Outside the property boasts superb communal grounds with Japanese inspired gardens, pond, seating areas and communal terrace for entertaining with barbecue facilities. In addition the block also benefits from and indoor swimming pool and health suite facilities.

Further benefits include: allocated & visitor parking, entry phone system, secure bike store and gated entrance.

Well presented and offered with no forward chain a viewing is highly recommended to appreciate all this fantastic property has to offer. Sure to be popular early viewing is advised. Call Lovett Estate Agents to arrange your viewing appointment.

TENURE Share Of Freehold  
Remainder of 999 Year Lease from circa 1970  
Service/Maintenance Charge Including Sinking Fund: £3,120 Per Annum - Paid Quarterly  
Council Tax Band: D  
Pets: Not Permitted



Holiday Lets: Not Permitted

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves regarding any restrictive covenants that may apply.

