

**FOR SALE**



**25, Central Park, 8 Branksome Wood Road, Bournemouth**  
**£230,000**

  
**MARTIN&CO**

## 25, Central Park, 8 Branksome Wood Road, Bournemouth

£230,000

- **\*\*\*NO FORWARD CHAIN\*\*\***
- **BALCONY**
- Council tax band 'D' = £2048 pa
- service charge £2080 pa
- ground rent £250 pa

The apartment offers two double bedrooms, en suite to the master bedroom, family bathroom, open plan living, balcony, lift, underground parking space and storage cupboard. The apartment is situated on Branksome Wood Road, a short level walk into Bournemouth town centre, gardens, pier and beach.

LOBBY Entrance through magnetic key fob security doors in to large bright open entrance hall with tiled floors, panelled walls and mirrored ceiling with motion sensor lights. Secondary door leading to lift and stairs. A private front door then leads into the entrance hall which includes with doors to principal rooms.



**OPEN PLAN KITCHEN / LIVING ROOM 23' 7" x 10' 5"**  
 (7.2m x 3.2m) Open plan kitchen/living room with full-length double-glazed doors opening onto the balcony. A high specification kitchen offers a range of floor and eye level units finished with a contrasting work surface and complimented with a full range of integrated appliances. Storage cupboard, radiator.

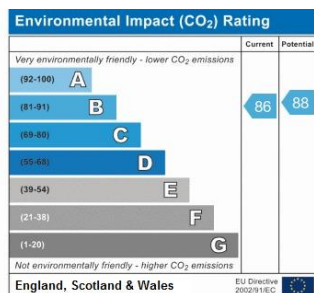
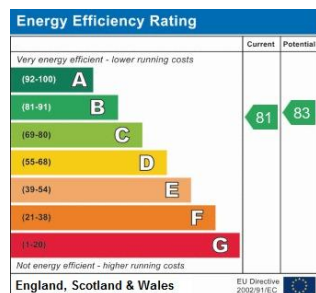
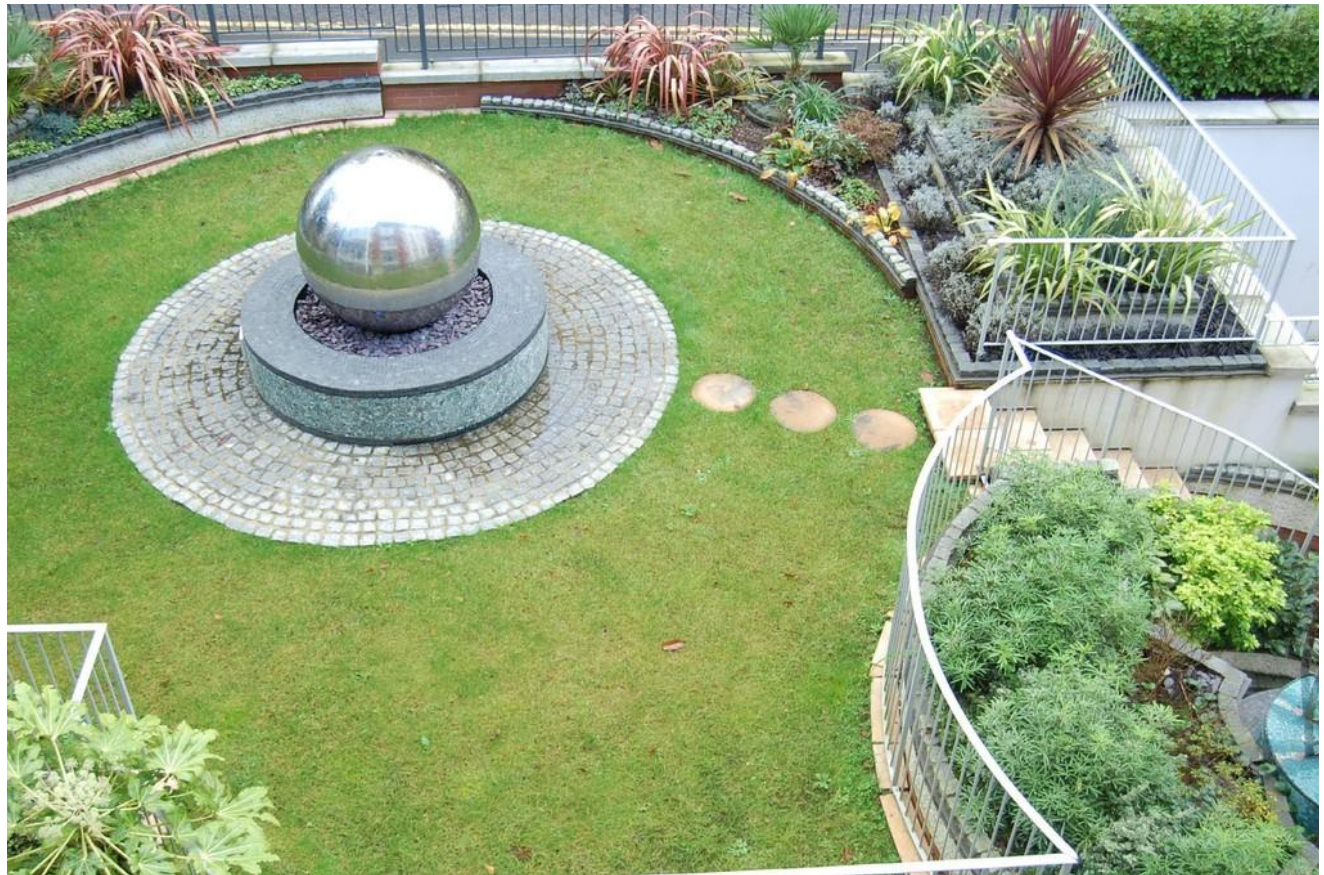
**BEDROOM ONE 13' 9" x 8' 6"** (4.2m x 2.6m) Double glazed window to front aspect, radiator, fitted wardrobes, door into en-suite.

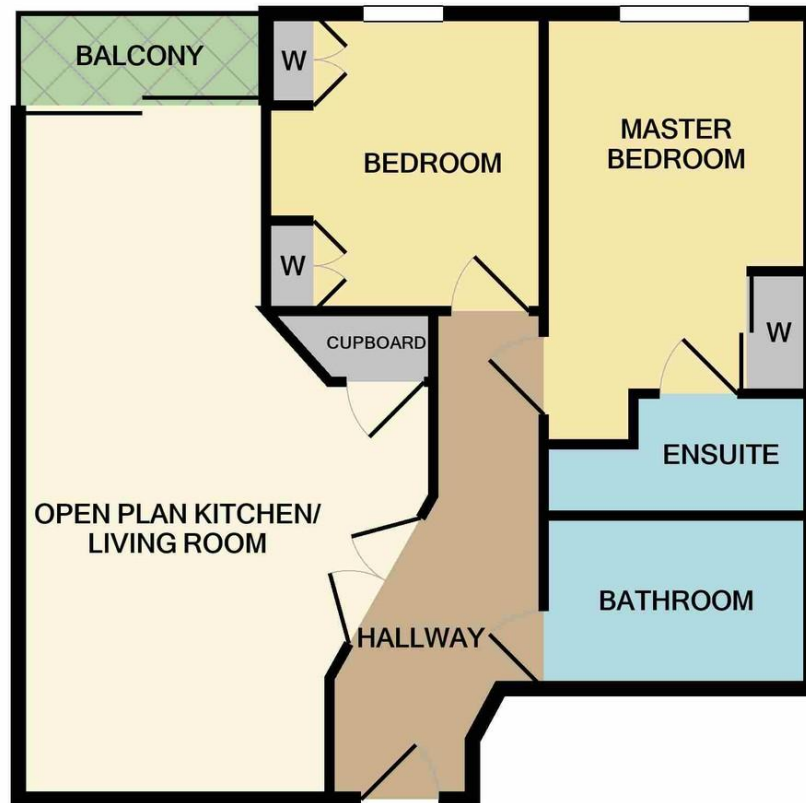
**ENSUITE** En-suite shower room with tiled walls and comprising of a WC, wash hand basin and enclosed double shower with thermostatic shower.

**BEDROOM TWO 9' 6" x 8' 10"** (2.9m x 2.7m) Double glazed window to front aspect, radiator, range of fitted wardrobes.

**BATHROOM 7' 2" x 6' 2"** (2.2m x 1.9m) Modern fitted family bathroom comprising a WC, wash hand basin with storage under and bath with shower attachment.

**OUTSIDE** To the front of the block is a block paved path leading to front entrance and bin stores, drive leading down to traffic light-controlled entrance to the underground car park with secure roller shutter door. There is a landscaped frontage with water feature. There is a rear door at ground level that leads to a side gate giving direct access to Bournemouth Gardens. The underground car park and storage has numbered parking bays for each apartment and the storage cupboards are all lockable and are also numbered for each apartment





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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