

Woodleigh Court

9 Branksome Wood Road, Bournemouth BH2 6BU Offers in Excess of £650,000





Property Summary

An opportunity to acquire a stunning penthouse apartment within a highly sought after location. With accommodation approaching some 2,000 sq/ft this property offers generous rooms throughout and enjoys direct access to its own private roof terrace. There is also underground parking for two cars and three bathrooms service the three double bedrooms. We feel this is a truly exceptional property and one that should be viewed to be appreciated.



Key Features

- Large private entrance hallway
- Open plan living, dining and kitchen 35ft x 24ft
- Three double bedrooms
- Two ensuite shower rooms and a main bathroom
- Fitted kitchen and separate utility room
- Separate w/c from the hallway
- Large roof terrace measuring 29ft
- Stunning communal grounds
- Underground parking for 2 cars
- Elevator to top floor



About the Property

Woodleigh Court is a beautifully designed building with many striking architectural features, and it holds a commanding positioning within the communal grounds as can be seen from the photographs.

On entering the property your first impression when standing in the entrance hallway is of space and light. This is enhanced by the double doors that open from the hallway to the stunning roof garden. The hallway affords access to all principal rooms and double doors open to an impressive reception room.

Whilst being open plan the design of the living, dining and kitchen areas provides a good degree of separation, allowing each area to have its own identity. The spacious nature of this room also allows for a flexible arrangement of furniture. The living area has doors opening to the roof terrace.

The kitchen is comprehensively fitted and there is a separate utility room – the apartment also benefits from having a water softener and purifier.

All three bedrooms are comfortable doubles with two having their own ensuite facilities and the third enjoying access to the roof terrace. There is underground parking for two vehicles and the apartment enjoys mature and secluded communal grounds.

Tenure: Share of Freehold

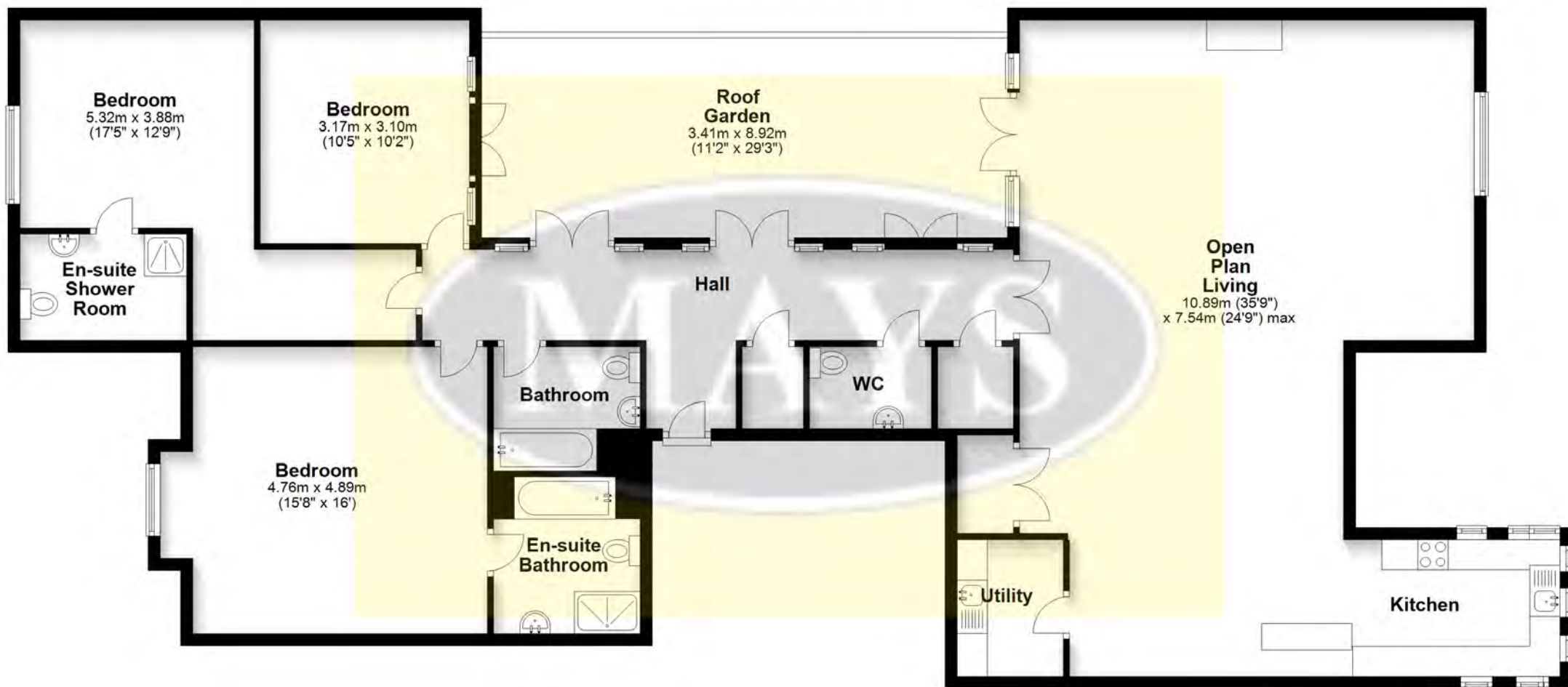
Service Charge: £1,590 per 6 months / £3,180 per annum

Council Tax Band: F



Penthouse

Approx. 181.4 sq. metres (1952.1 sq. feet)



Total area: approx. 181.4 sq. metres (1952.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



About the Location

The development is ideally located to take advantage of Bournemouth's travel network. The A338 Bournemouth, Wessex Way, provides direct access to the M27 South coast motorway to Southampton, Portsmouth and the M3 to London. The mainline railway service operates hourly from Bournemouth to London Waterloo and Bournemouth International Airport, is just a short drive away. From nearby Poole a regular ferry service operates to France and the Channel Islands.

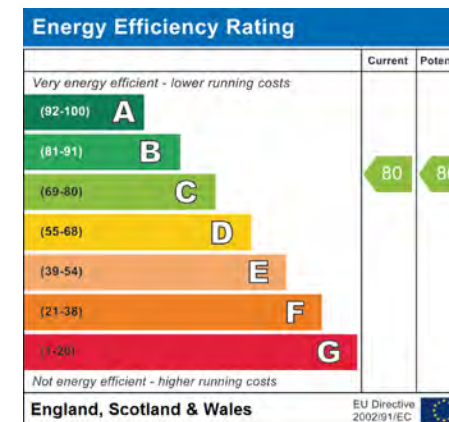
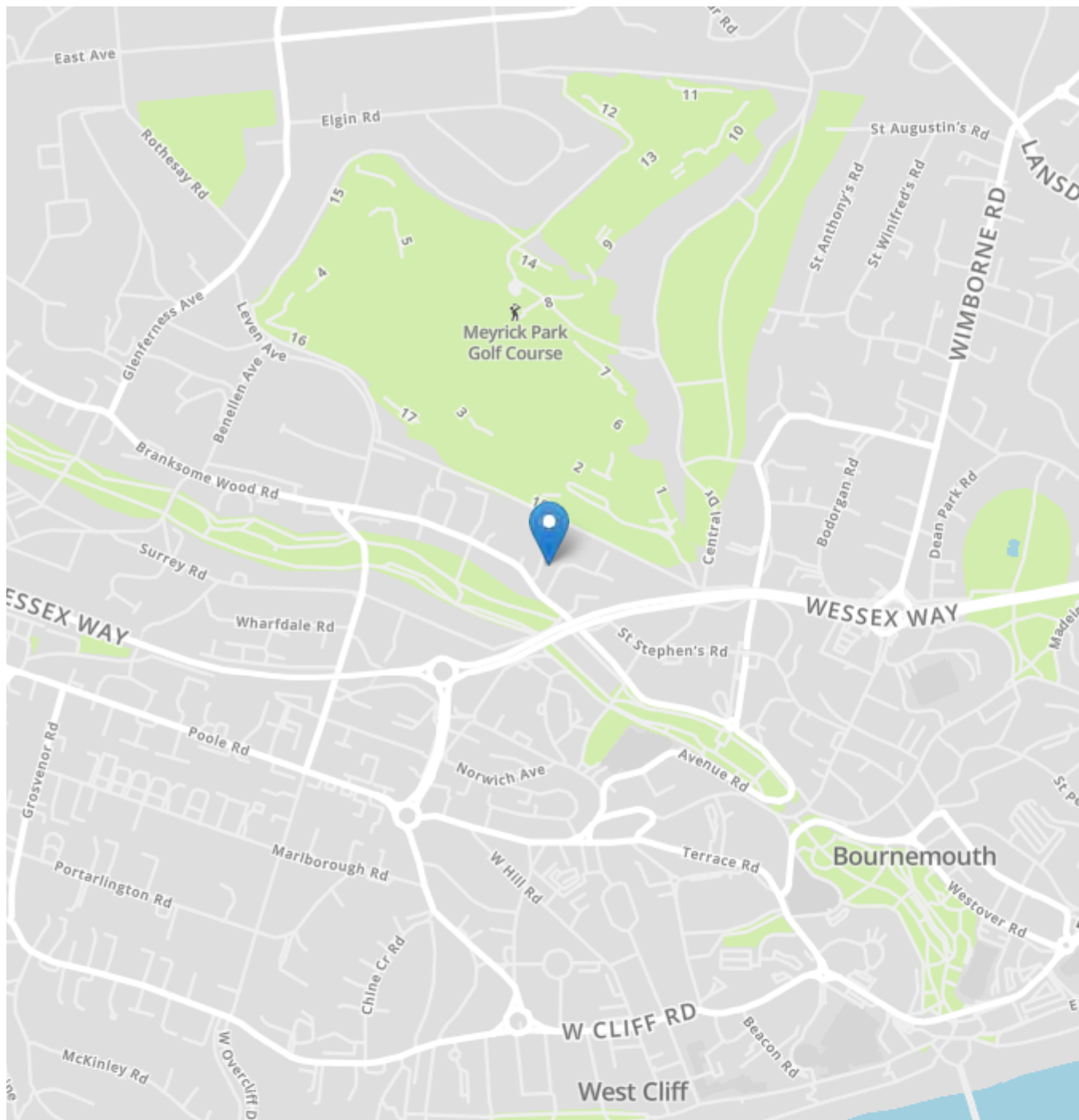


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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