

Garden View, 38 Branksome Wood Road,
Bournemouth BH4 9LA

Guide Price £280,000





Garden
View

Property Summary

A spacious two double bedroom second floor apartment, with private balcony, garage and share of the freehold. Perfectly situated overlooking Bournemouth Gardens, in close proximity to Bournemouth Town Centre, Meyrick Park and Westbourne Village.



Key Features

- Gated development
- Direct access to Bournemouth Gardens
- Spacious second floor apartment
- Two double bedrooms
- En-suite to main bedroom
- Lounge/dining room
- Kitchen/breakfast room
- South facing balcony terrace
- Garage
- Share of Freehold



About the Property

Garden View is located within close proximity of Bournemouth town centre, overlooking Bournemouth Gardens and nearby to Talbot Heath Nature Reserve. The Club' at Meyrick Park is close by offering an 18-hole golf course and state of the art fitness centre. Westbourne is less than a mile away and offers a wide variety of independent boutique shops, bars and restaurants.

Accessed via electronically operated gates. Stairs or a lift provide entrance to this spacious two double bedroom second floor apartment, and benefits from a wealth of natural light, south facing balcony and a private garage.

The accommodation comprises of a lounge/dining room which benefits from a sliding patio door, providing access to the balcony terrace with views over the rear landscaped grounds and Bournemouth gardens.

The Kitchen/Breakfast room has a range of wall and base mounted units with work top over with space and plumbing for white goods. There is a good size breakfast area with space for a table and chairs.

There are two double bedrooms, both with built in wardrobes, the main bedroom overlooks the rear gardens with the benefit of an en-suite shower room. There is another bathroom and two storage cupboards off the entrance hallway.

Externally, Garden View is approached via electric gates and a deep driveway where you will find visitors parking and the apartment's garage. The surrounding communal gardens are well landscaped and offer access to Bournemouth Gardens via a secure gate on the rear boundary.

Tenure; Share of Freehold

Maintenance charge; £2,280 per annum

Holiday lets tbc

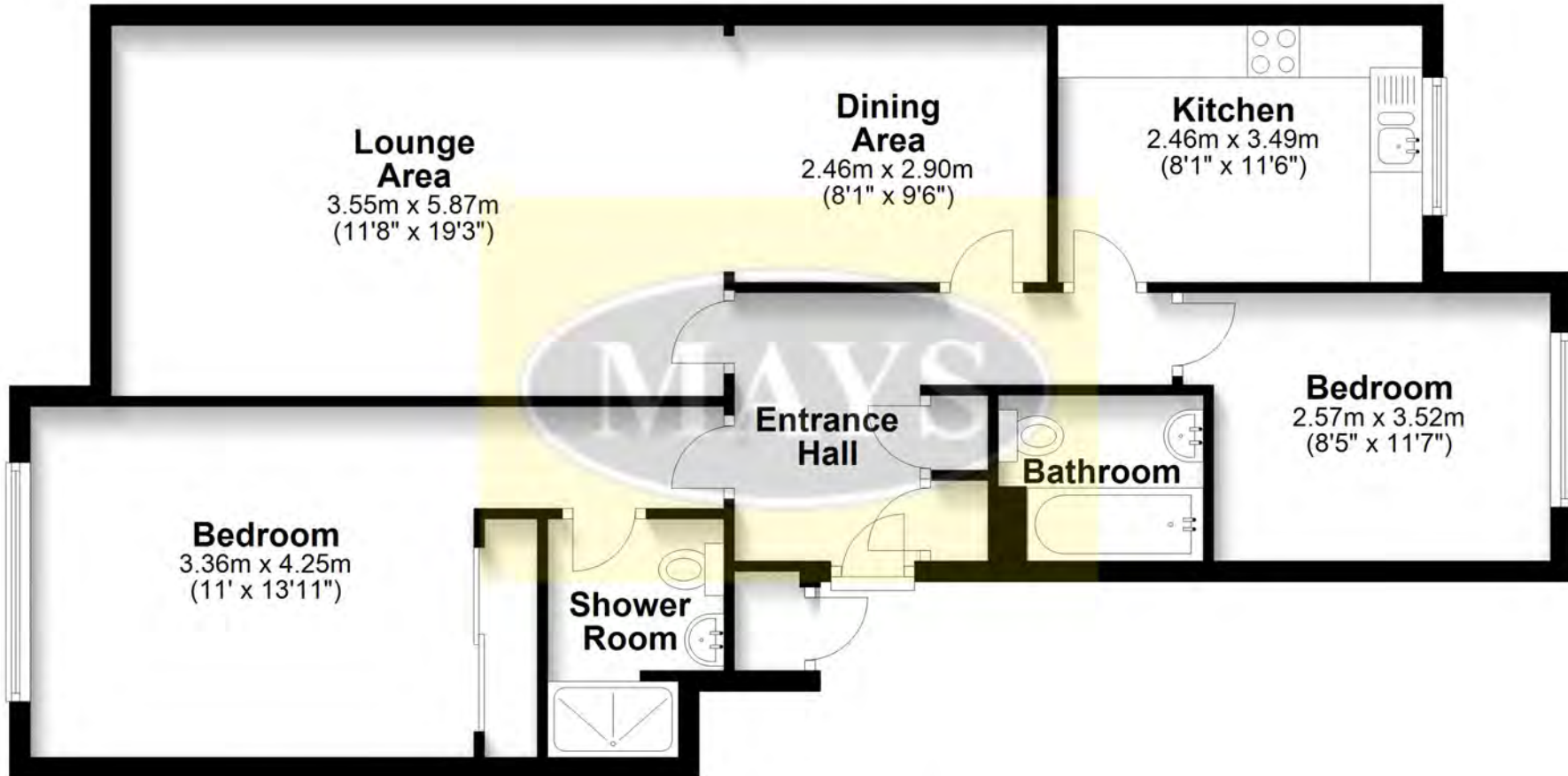
Pets tbc

Council Tax Band: E



Second Floor

Approx. 81.5 sq. metres (877.1 sq. feet)



Total area: approx. 81.5 sq. metres (877.1 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 property overlooks the beautiful Bournemouth gardens with Bournemouth town centre and its parade of shops and multiple restaurants, all within walking distance through these gardens.

Bournemouth's miles of sandy beaches are also at your fingertips, offering sunny days at the beach or a winter walk along the promenade, as well as Westbourne, a much sought-after urban village location with lots of independent shops, bars and restaurants.

Access to the rest of the UK for a short break away is easy with good road links, mainline railway and coach stations with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo.

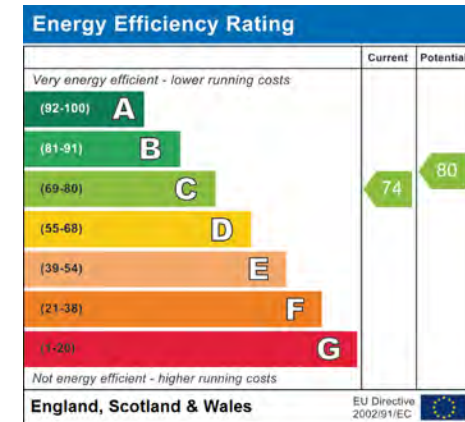
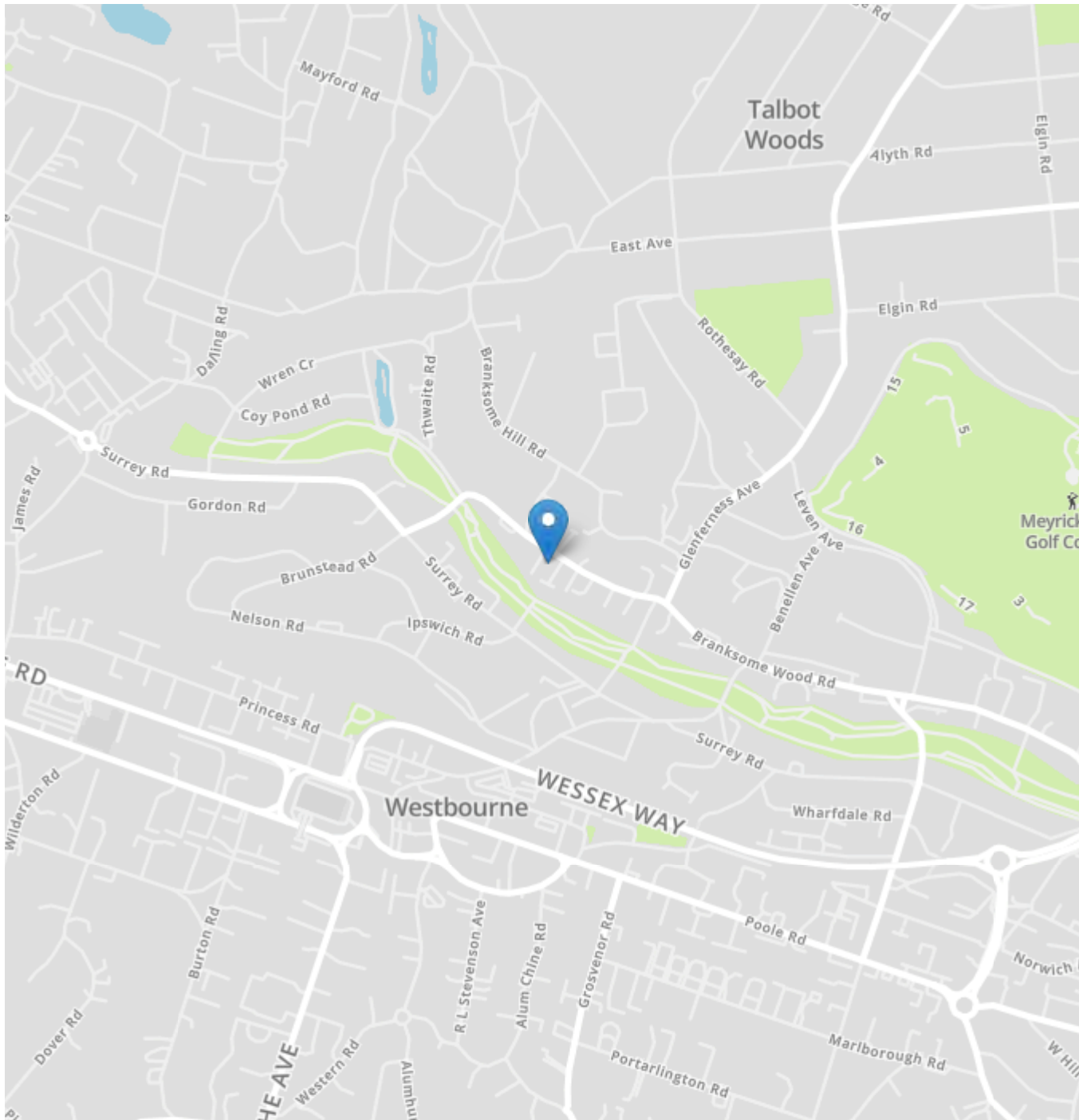


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We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode.

We are proud of our solid reputation, genuine enthusiasm and passion for all things property. We care about our clients and are committed to delivering a first-class service using state of the art technology.



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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.

Offices

290 Sandbanks Road, Lilliput, Poole, Dorset BH14 8HX
T: 01202 709888 E: poole@maysestateagents.com

4 Seamoor Road, Westbourne, Bournemouth, Dorset BH4 9AN
T: 01202 757555 E: bournemouth@maysestateagents.com

Lettings

T: 01202 756911 E: lettings@maysestateagents.com
www.maysestateagents.com

