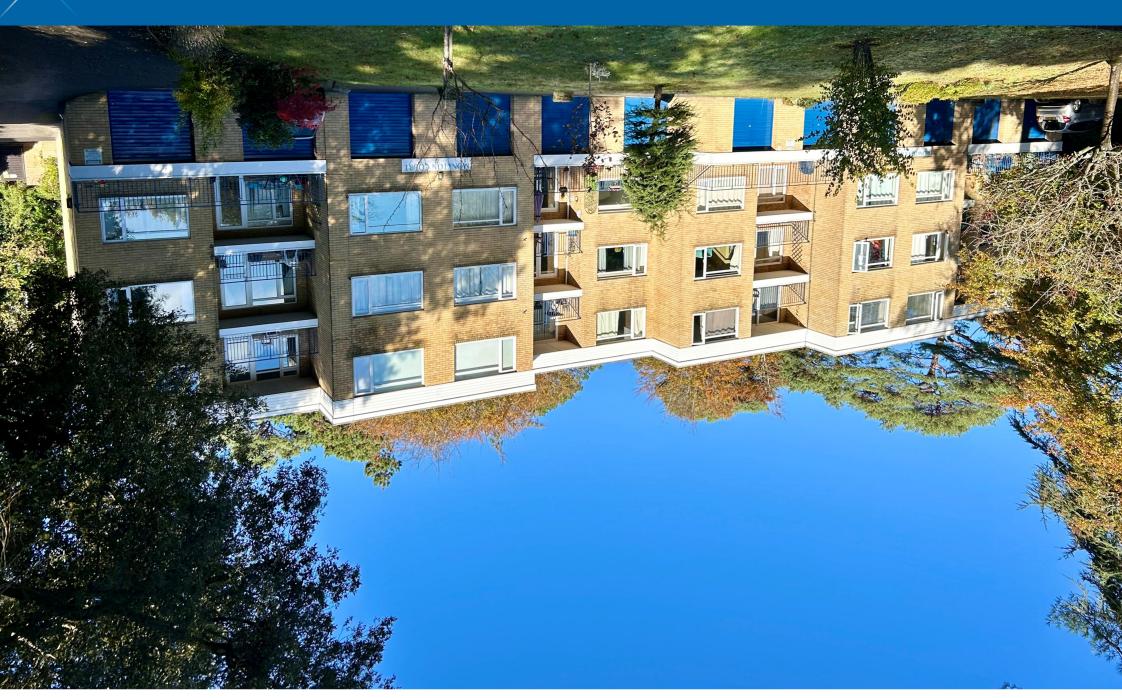
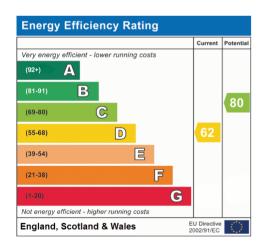
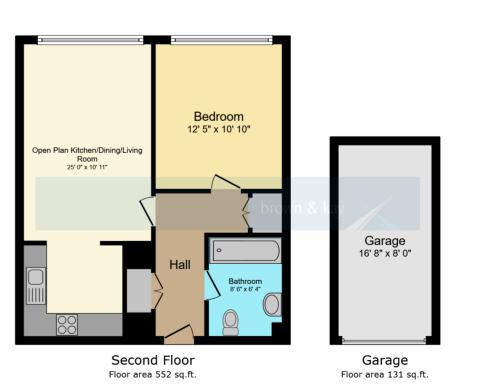
brown & kay

auctions













Total floor area: 683 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon it sown inspection(s). Powered by www.Propertybox.0.



DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.















## Flat 17, Monkton Court, 35 Branksome Wood Road, Bournemouth, Dorset BH4 9JS

£189,950

## The Property

Occupying a top floor position, this beautifully presented one bedroom apartment enjoys a desirable southerly aspect and a bright, airy feel throughout. A generous living/dining room features a large front facing window and feature flooring, which continues seamlessly into the well appointed kitchen which has been thoughtfully designed with Bistro-style tiling and ample storage to include pan drawers and slide out storage, creating a stylish yet practical space for everyday living. The double bedroom is equally impressive again with feature flooring and wall panelling, whilst the modern bathroom has also been finished to a lovely standard. Tastefully decorated throughout and a credit to the current owners, this property is move-in ready and further benefits from the rare advantage of a garage, providing additional storage or secure parking. This is an ideal opportunity for first-time buyers, downsizers, or investors seeking a contemporary home in an excellent location.

Monkton Court is situated in a highly sought after position ideally located to take advantage of all the area has to offer. Nearby you can enjoy walks through the Gardens which lead directly to the bustling town of Bournemouth and in the opposite direction you will find Coy Pond with its pretty duck pond and wildlife. For a more laid back vibe, Westbourne is also within comfortable reach and is renowned for its coffee bar scene, boutique shops and mix of restaurants together with the usual high street names such as Marks and Spencer food hall. For beach lovers, there are miles upon miles of golden sandy shores with promenade stretching from the famous Sandbank one way to Bournemouth and beyond in the other, the area is also well served with bus services and train links to London Waterloo.