



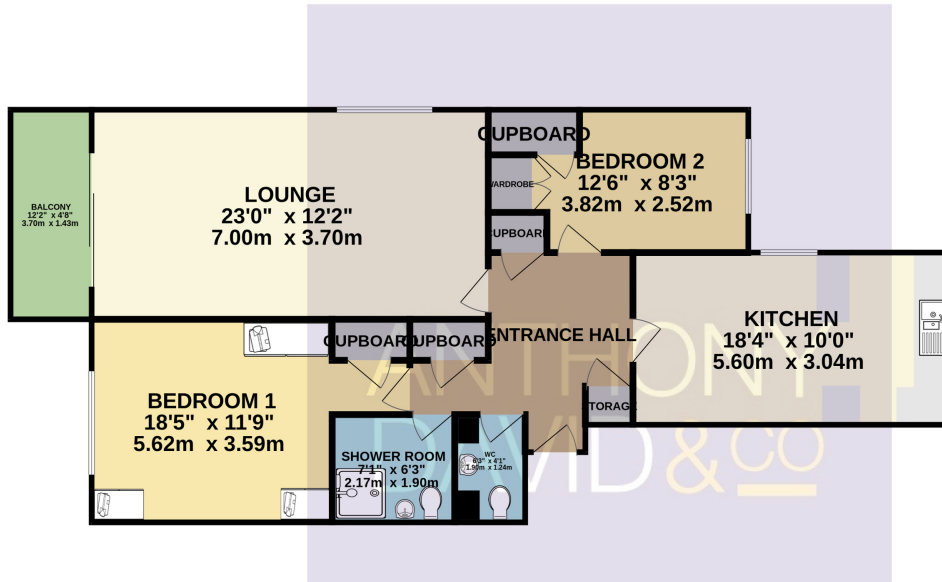
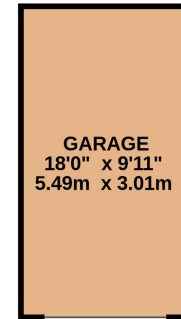
Flat 35 Baronsmede, 17 Branksome Wood Road, Bournemouth, Dorset BH2 6DE £315,000 Share of Freehold

**** SHARE OF THE FREEHOLD **** A superb two double bedroom fifth floor purpose built apartment ideally situated adjacent to the scenic Bournemouth Gardens which provide a leisurely stroll to sandy bathing beaches and Bournemouth Town centre with its array of shopping facilities, central bus routes and eateries. Additionally there is gated access to the sought after Meyrick Park golf course and also to the popular Meyrick Park with its tree lined avenue, bowling green and lawn ideal for dog walks. This spacious flat offers over 900 sq ft of living space and viewing is essential to not only appreciate its fantastic location but also the oversized accommodation on offer, which comprises: spacious entrance hall, 23' lounge, SOUTH FACING BALCONY providing FAR REACHING SEA GLIMPSES, 18' kitchen, shower room and separate cloakroom. Externally the property is set within well maintained communal grounds and has the added benefit of a garage with up and over door and visitors parking. Further features include; ample storage cupboards and wardrobes, lift in block, gas central heating and UPVC double glazing.

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**ANTHONY
DAVID & CO**

FIFTH FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



Entrance Hall Doors to

Lounge 23' 0" x 12' 2" (7.01m x 3.71m)

South Facing Balcony 12' 2" x 4' 8" (3.71m x 1.42m)

Kitchen 18' 4" x 10' 0" (5.59m x 3.05m)

Bedroom One 18' 5" x 11' 9" (5.61m x 3.58m)

Bedroom Two 12' 6" x 8' 3" (3.81m x 2.51m)

Shower Room 7' 1" x 6' 3" (2.16m x 1.91m)

Separate Cloakroom 6' 3" x 4' 1" (1.91m x 1.24m)

Garage 18' 0" x 9' 11" (5.49m x 3.02m)

Parking Visitors

Tenure Share of the Freehold - 981 years remaining

Service Charge £3800 per annum to include water and sewerage.

Council Tax Band D

TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.