



**Flat 5, 24a Branksome Wood Road,
Bournemouth, Dorset BH4 9JX
£275,000 Leasehold**



About the Property

The apartment has been designed to a modern finish, creating light and space. An open plan living room, kitchen and South facing balcony connected, having bi-fold doors combining the external balcony space with the internal living space. The Penthouse has two double bedrooms both benefitting from having access to their own individual balconies. A modern internal bathroom finishes off the accommodation.

Leasehold: 110 years

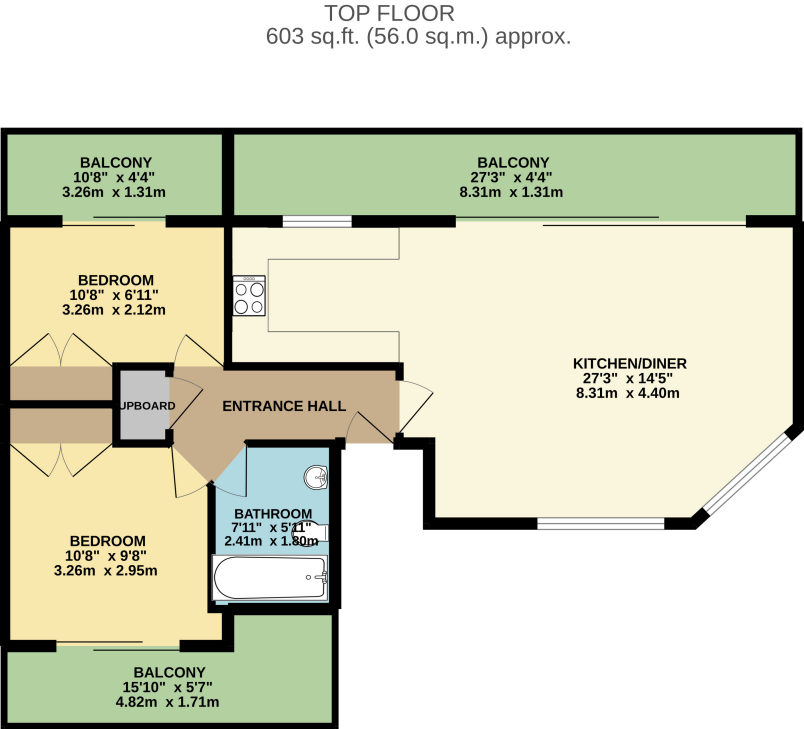
Service Charges: £920 per annum

Ground Rent: £250 per annum

BCP COUNCIL TAX BAND D

Key Features

- No Onward Chain
- Overlooking Bournemouth Gardens
- Popular Location
- Two Bedrooms
- Balconies
- Off Road Parking
- Modern Kitchen



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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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About Mays

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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.

Mays Estate Agents - Westbourne

4 Seamoor Road

Bournemouth

Dorset

BH4 9AN

T: 01202 757555

E: bournemouth@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |