

Link Homes

Arena Business Park

Hollywood Close

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LINKHOMES
ESTATE AGENTS



Total Area: 82.0 m² ... 883 ft²

All measurements are approximate and for display purposes only



Flat 8 Granville, 32 Branksome Wood Road, Bournemouth, Dorset, BH4 9JZ
Guide Price £300,000

**** STUNNING GROUND FLOOR APARTMENT ** PRIVATE SOUTH-FACING TERRACE **** Link Homes Estate Agents are delighted to offer for sale this immaculately presented two bedroom ground floor apartment situated on the prestigious and tree-lined Branksome Wood Road. Benefitting from an array of standout features including two double bedrooms both including built-in wardrobes, a bright and airy living room with direct access onto the South-facing private terrace overlooking the communal gardens, a separate kitchen with a space for appliances, a stylish three-piece bathroom suite, a separate cloakroom, ample storage throughout, a secure underground allocated parking space and a share of the freehold! This is a must-view to appreciate the wealth of accommodation on offer!

Granville sits centrally between Coy Pond Gardens and Bournemouth Town Centre, both within walking distance. The communal lawns benefit from a private gate to Bournemouth Gardens leading to Bournemouth's blue-flag sandy beaches! The Westbourne Village offers a range of attractions such as independent restaurants and bars, the Post Office, Marks & Spencer's, Chez Fred, Big Wigs Bakery, hairdressers and various other useful amenities. Westbourne and the West Cliff beaches are only half a mile apart. The Bournemouth Wessex Way is very nearby and gives direct access to the M27 motorway with London roughly just 1 hour 30 minutes commute. There are also main line train routes from Bournemouth railway station to London Waterloo.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hall

Coved and smooth set ceiling, ceiling light, smoke alarm, entry-phone system, radiator, storage cupboard housing the consumer unit, double-door storage cupboard, power points and laminate flooring.

Living Room

Coved and smooth set ceiling, ceiling light, double-glazed UPVC sliding doors to the rear aspect leading onto the private patio, double-glazed UPVC window to the side aspect, wall lights, thermostat, radiators, power points, television points and laminate flooring.



Kitchen

Coved and smooth set ceiling, ceiling lights, double-glazed UPVC partially-frosted windows to the front aspect, wall and base mounted units, integrated four-point electric hob with an integrated oven and overhead extractor fan, vinyl splashback, power points, one and half bowl stainless steel sink with drainer, space for a washing machine, space for a dishwasher, space for an under-counter fridge, space for an undercounter freezer, cupboard housing the Worcester boiler and tiled flooring.



Bedroom One

Coved and smooth set ceiling, ceiling light, double-glazed UPVC windows to the rear aspect, built-in wardrobes with mirrored front, radiator, power points and carpeted flooring.

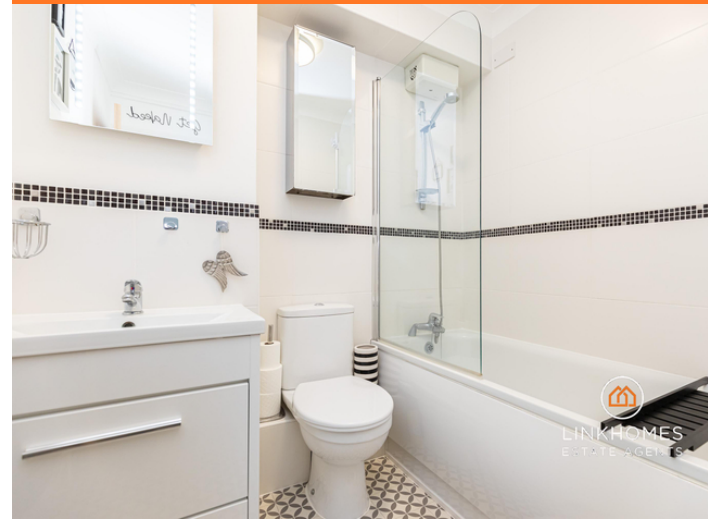
Bedroom Two

Coved and smooth set ceiling, ceiling light, double-glazed UPVC windows to the front aspect, built-in wardrobes, radiator, power points and carpeted flooring.



Bathroom

Coved and smooth set ceiling, ceiling light, extractor fan, panelled bath with overhead shower and glass shower screen, partially-tiled, wall-mounted sink with under storage, toilet, wall-mounted storage with mirrored front, wall-mounted mirror with feature lighting, stainless steel heated towel rail and vinyl flooring.



Cloakroom

Coved and smooth set ceiling, ceiling light, wall-mounted sink with storage, tiled splashback, wall-mounted mirror with feature lighting, toilet, wall-mounted storage, stainless steel heated towel rail and vinyl flooring.

Outside

Communal Lawns

Laid to lawn, surround shrubbery, trees and a private gate with access onto Boumemouth Gardens.

Parking

One secure underground allocated parking space - G8. Visitor parking also available on a first come first serve basis.

Useful Information

Agent's Notes

Tenure: Share of Freehold
Lease Length: Approximately 176 years remaining
Ground Rent: Peppercom
Service Charge: Approximately £1,900 per annum includes building insurance, general maintenance and management of the estate.
Managing Agent: HMS Property Management Services Ltd
Pets are not permitted.
Rentals are permitted.
Holiday lets are not permitted.
EPC: D
Council Tax Band: C - Approximately £1,909.11

Stamp Duty

First Time Buyer: £0
Moving Home: £2,500
Additional Property: £11,500