



1 Brunstead Rd

HEARNES
WHERE SERVICE COUNTS

A superbly presented two bedroom first floor apartment located in the beautiful Branksome Gardens location within easy reach of the popular Westbourne Village and Bournemouth Town Centre via Bournemouth Gardens. The property has been maintained to an exceptional standard by the current owner and features a spacious living/dining room, private balcony with wooded outlook, impressive master bedroom suite with luxury en suite shower room and a garage in block. The property further benefits from a lift, share of the freehold and visitor parking.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway and lift providing access to the first floor and entrance to the apartment. On entering the property a hallway, with useful storage cupboards, leads into an impressive living/dining room offering an impressive outlook and leading onto a private balcony. A separate kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and space for a range of integrated appliances.

A spacious master bedroom offers a range of fitted wardrobes and is served by a luxury en suite shower room comprising a WC, wash hand basin and walk in shower enclosure whilst bedroom two is also generously sized. Completing the accommodation is a modern family bathroom.

The property is situated within superbly maintained communal gardens whilst the apartment benefits from a garage, located to the rear, along with ample visitor parking.

EPC RATING: C

COUCNIL TAX BAND: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





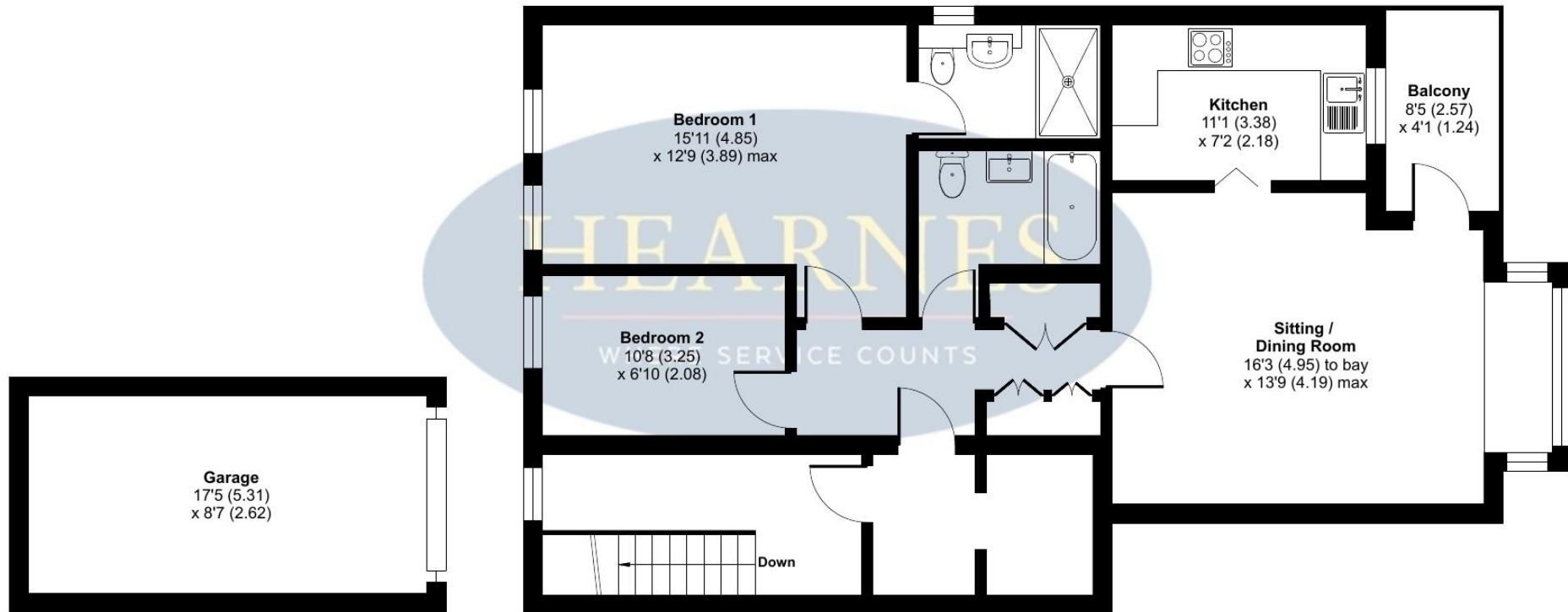
Brunstead Road, Poole, BH1

Approximate Area = 769 sq ft / 71.4 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 921 sq ft / 85.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1090702

