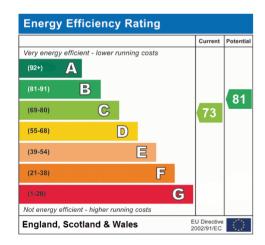
brown & kay

auctions









Relocation

network



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.















# 7 Bourne Banks 20 Branksome Wood Road, Bournemouth BH4 9JX

£625,000

#### **The Property**

Nestled amidst the serene backdrop of Bournemouth Gardens, this stunning south facing townhouse offers a harmonious blend of contemporary elegance and convenient urban living. Boasting a sleek kitchen/diner, sunny aspect balcony and en-suites to all bedrooms, this property is designed to cater to a modern lifestyle. Additional features include a ground floor bedroom/sun room with adjoining shower room, on the first floor is a beautifully appointed kitchen/diner, lounge with balcony off, and a separate w.c., and on the second floor are two further bedrooms, both served with en-suites for added comfort and convenience. Furthermore, there is a pleasant sized garden to the rear with private gated access to Bournemouth Gardens via the communal rear gardens/maintenance access, together with a garage and parking to the front. This townhouse offers the perfect combination of tranquility and urban convenience, and with no forward chain would make a wonderful main home or holiday home alike.

Embrace a vibrant lifestyle with Bournemouth town centre a stones throw away, easily accessed on foot via meandering pathways through the Gardens or a short drive. Trendy Westbourne with its laid back vibe and eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall is also within comfortable reach as are miles upon miles of promenade and sandy shores, perfect for a paddle boarding session or refreshing dip.

#### **ENTRANCE HALL**

Composite frosted door to the entrance hall with stairs to the first floor landing, radiators, built-in wardrobe/storage cupboard.

### BEDROOM THREE/SUN ROOM

15' 10" x 13' 7" (4.83m x 4.14m) Rear aspect UPVC double glazed sliding door to the rear garden, radiators, Porcelain tiled floor.

#### **SHOWER ROOM**

Suite comprising shower cubicle, low level w.c. and wash hand basin.

#### FIRST FLOOR LANDING

Stairs to the second floor with doors through to the following.

#### **LOUNGE**

15' 9" x 13' 7" (4.80m x 4.14m) Rear aspect UPVC double glazed door to the balcony, feature fireplace, radiators, Porcelain tiled floor.

# BALCONY

A particular feature of the home is the sunny aspect balcony which enjoys a sylvan outlook with views over Bournemouth Lower Gardens.

## KITCHEN/DINER

13' 7" x 13' 7" (4.14m x 4.14m) Beautifully appointed with a contemporary range of wall and base units with complimentary work surfaces over, inset hob and built-in oven, integrated appliances, feature island unit with contrasting quartz work surface with recess for barstool seating, stylish chrome radiator, Porcelain tiled floor flowing through from lounge and landing.

#### **SEPARATE W.C.**

Low level w.c. and wash hand basin, radiator.

#### SECOND FLOOR LANDING

Storage cupboard.

# BEDROOM ONE

13' 6"  $\times$  12' 7" (4.11m  $\times$  3.84m) Rear aspect UPVC double glazed window with pleasant outlook over the Gardens, radiator, fitted wardrobes.

### **EN-SUITE SHOWER ROOM**

Suite comprising shower cubicle, wash hand basin and low level w.c. Radiator.

#### **BEDROOM TWO**

13'  $6" \times 10' \cdot 10"$  (4.11m  $\times 3.30m$ ) Front aspect UPVC double glazed window, radiator, fitted wardrobes.

# **EN-SUITE BATHROOM**

Suite comprising panelled bath with shower and glass screen, wash hand basin and w.c. Radiator.

#### **APPROACH**

The development is approached via block paved driveway.

#### **GARAGE & PARKING**

Integral garage with generous sized off road parking space in front, plus visitor parking.

## REAR GARDEN

Arranged with ease of maintenance in mind, small area of artificial grass with surrounding patio paving and borders, gated access gives way to a private pathway which takes you directly in to Bournemouth Lower Gardens via the communal rear gardens/maintenance access.

#### **TENURE - FREEHOLD**

Service Charge - £1,200.00 per annum to include maintenance of the communal gardens and spaces, annual spring-clean of facades, windows, balcony glazing, and periodic re-painting of facades and garage doors.

## **AGENTS NOTE - SOLAR PANELS**

The property benefits from having solar panels.

**COUNCIL TAX - BAND E**