



HEARNES

WHERE SERVICE COUNTS



An immaculately presented two double bedroom, two bath/shower room second floor apartment located in a small development within the popular Branksome Wood Road location only a short distance to Bournemouth Town Centre and the award winning sandy beaches via the beautiful Bournemouth Gardens. The property has been superbly maintained and updated by the current owner and features a bright and spacious living room, balcony offering a pleasant southerly outlook and underground parking. The property further benefits from a share of freehold and lift.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway and lift providing access to the second floor and entrance to the apartment. On entering the property a welcoming hallway, with useful storage cupboards, leads into a spacious living/dining room with double doors leading onto a balcony offering a pleasant southerly outlook. A separate kitchen/breakfast room offers ample floor and wall mounted units finished with a matching work surface and selection of kitchen appliances.

The property's two bedrooms are both double in size with the master bedroom benefitting from a luxury en suite shower room. A further, modern fitted family bathroom completes the accommodation.

Externally the property is situated within superbly maintained communal grounds whilst the property is conveyed with one underground parking space along with additional visitor parking.

Share of Freehold - 999 years from 2003 remaining on the lease  
Service Charge - £185.00 per month

**EPC RATING: TBC      COUNCIL TAX BAND: E**

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.





## Second Floor

Approx. 74.0 sq. metres (796.3 sq. feet)



Total area: approx. 74.0 sq. metres (796.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.  
Plan produced using PlanUp.

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



