



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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		



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



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Flat 3 24a Branksome Wood Road, Dorset, BOURNEMOUTH BH4 9JX

£265,000

**The Property**  
Brown and Kay are delighted to market this first floor apartment which is accessed via stairs through well presented communal hallways. A private front door then leads into the entrance hall with doors to all principal rooms. The bright lounge/kitchen diner is a very good size with ample room for a dining table and access onto the balcony through large sliding patio doors. The enclosed balcony enjoys a South- westerly aspect with tree lined views over the Bournemouth gardens. The kitchen is fitted with a range of base and eye level work units with a range of integrated appliances. There are two double bedrooms bot with space for free-standing furniture. The primary bedroom has the added benefit of an en suite shower room. The family bathroom is also tiled and comprises of a suite to include WC, wash hand basin and bath with shower over. An allocated parking space is conveyed with the apartment.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well-known high-street names such as Marks & Spencer. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

- COMMUNAL ENTRANCE**  
Stairs to first floor.
- ENTRANCE HALL**  
Doors to primary rooms, storage cupboards, secure entry phone system.
- OPEN PLAN KITCHEN / LIVING ROOM**  
20' 10" x 18' 7" (6.35m x 5.66m) Floor to ceiling double glazed windows to rear and sliding patio doors to balcony. Kitchen area: Window to side aspect, mix of base and wall units with complementary work surfaces over, range of integrated appliances to include fridge/freezer, dishwasher, oven and gas hob with extractor over, space for washing machine.
- BALCONY**  
South-westerly aspect with a tree lined outlook.
- BEDROOM ONE**  
14' 5" x 9' 1" (4.39m x 2.77m) Double glazed window to front aspect.
- EN-SUITE SHOWER ROOM**  
Frosted double glazed window to side aspect, low level shower cubicle with mains fed shower, wash hand basin and w.c.
- BEDROOM TWO**  
10' 11" x 9' 11" (3.33m x 3.02m) Double glazed window to front aspect.
- BATHROOM**  
Bath with mixer taps and mains fed shower over, wash hand basin and w.c.
- PARKING**  
There is an allocated parking space for the home.

- MATERIAL INFORMATION**  
Tenure – Leasehold  
Length of Lease – 106 years remaining  
Maintenance – £736.10 per half year.  
Buildings Insurance - £397.48 per annum.  
Management Agent – Right 2 Manage  
Parking – Off Road Parking for one car  
Utilities – Mains Gas, Mains Electricity and Mains Water  
Drainage – Mains Drainage  
Broadband – Refer to Ofcom website  
Mobile Signal – Refer to Ofcom website  
Council Tax – Band D  
EPC Rating – B  
Holiday lets & Pets - Please refer to the image which is an extract from the lease regarding pets.