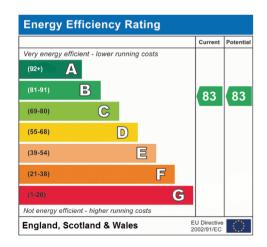
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Relocation

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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**

 $14'5" \times 9'1"$  (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

### **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

 $Broadband-Refer\ to\ Of com\ website$ 

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.