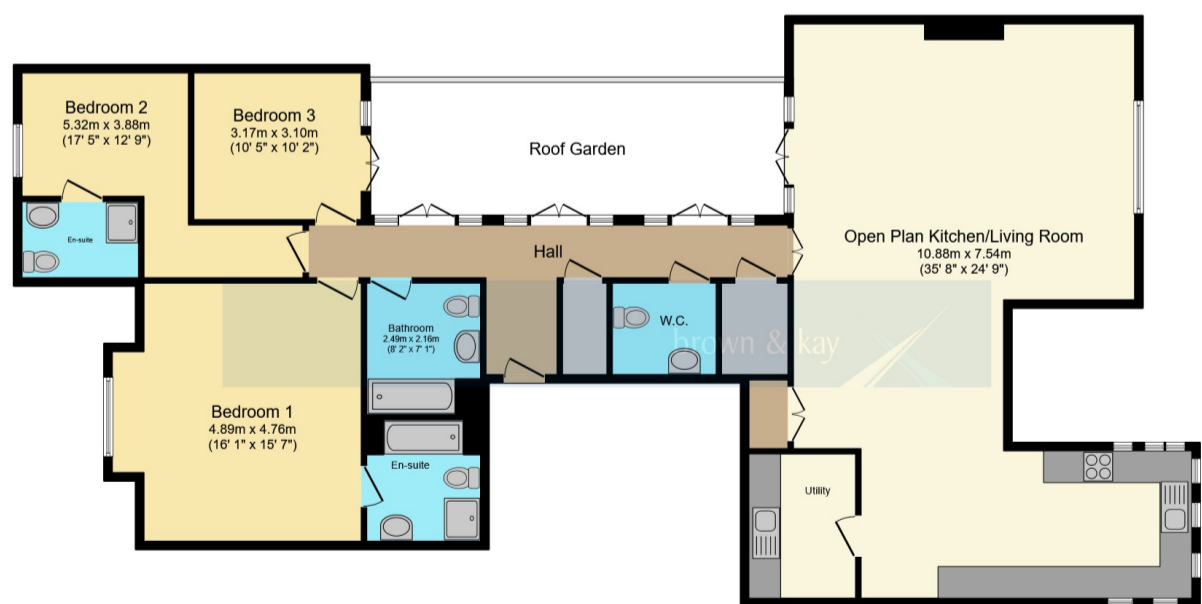




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 14, Woodleigh Court 9 Branksome Wood Road, Bournemouth BH2 6BU

£650,000

The Property

Woodleigh Court is an attractive development with many striking architectural features conveniently located near Bournemouth Gardens. The apartment occupies a top floor position with many impressive features to include a large welcoming hallway, an expansive and thoughtfully designed open plan living/dining area which seamlessly blends with the well fitted kitchen. There are three generous bedrooms, two of which have en-suites for added convenience and comfort, and there is an additional bathroom for bedroom three. Enjoy the outdoors from the excellent-size roof terrace, offering breath-taking views over the surrounding grounds, a perfect spot to retreat to. Additionally, there are two underground parking spaces and with a share of the freehold and no onward chain, this would make an exciting holiday home purchase or main home alike.

Set within well tended communal grounds, the development is well positioned to take advantage of all the area has to offer. Moments away are the delightful Bournemouth Gardens where you can take a leisurely stroll directly into the town centre with its wide and varied range of shopping and leisure pursuits, with miles upon miles of golden sandy beaches beyond. Explore in the other direction and you will find the vibrant village of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and

AGENTS NOTE - PETS & HOLIDAY LETS

To be advised

COMMUNAL ENTRANCE

Stairs and lift to the top floor.

LARGE ENTRANCE HALL

On entering the apartment you are greeted with a large welcoming hallway, storage cupboards, doors to terrace.

LOUNGE/DINING ROOM/KITCHEN

35' 9" x 24' 9" maximum measurements (10.90m x 7.54m) A particular feature of this apartment is the impressive open plan living/dining/kitchen with doors opening to the terrace.

KITCHEN AREA

Fitted with a range of wall and base units with work surfaces over, breakfast bar, fitted appliances, door to utility room.

UTILITY ROOM

Space for washing machine and tumble dryer, inset sink.

BEDROOM ONE

16' 0" x 15' 8" (4.88m x 4.78m) Large spacious room with UPVC double glazed window, radiator, door to the en-suite.

EN-SUITE BATH/SHOWER ROOM

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

BEDROOM TWO

17' 5" x 12' 9" (5.31m x 3.89m) UPVC double glazed window, radiator, door to the en-suite.

EN-SUITE SHOWER ROOM

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

BEDROOM THREE

10' 5" x 10' 2" (3.17m x 3.10m) UPVC double glazed window, radiator.

BATHROOM

Suite comprising bath, w.c. and wash hand basin.

SEPARATE W.C.

Low level w.c. and wash hand basin.

ROOF TERRACE

29' 3" x 11' 6" (8.92m x 3.51m) Stunning private terrace to enjoy.

UNDERGROUND PARKING

There is parking for two vehicles.

VISITOR PARKING & GROUNDS

Woodleigh Court sits in well tended communal grounds, visitor parking is available.

TENURE - SHARE OF FREEHOLD

Length of Lease -
Maintenance -
Management Agent -

COUNCIL TAX - BAND F