



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Flat 2 Redvers, 1 Branksome Wood Road, BOURNEMOUTH BH2 6BT

£275,000

The Property

Offered for sale with no forward chain is this two bedroom ground floor character apartment. The property is set back from the road and offers many fine features to include a fantastic size open plan lounge/dining room through to the kitchen, two double bedrooms, private entrance and allocated parking.

The property is situated in a super position being within reach of both Bournemouth and Westbourne centres. Bournemouth offers a comprehensive range of shopping and leisure pursuits and Westbourne has an eclectic mix of café bars, restaurants and boutique shops together with the usual high street names such as Marks & Spencer food hall.

ENTRANCE HALL

With doors to the following rooms.

LOUNGE/DINING ROOM

17' 2" x 15' 3" (5.23m x 4.65m) Front aspect bay window, radiator, opening to the kitchen.

KITCHEN

9' 3" x 6' 11" (2.82m x 2.11m) Fitted with a range of units to include wall and base with roll edge work surfaces over, built-in electric oven and hob, space for fridge/freezer and washing machine.

BEDROOM ONE

12' 6" x 10' (3.81m x 3.05m) Front aspect window, radiator.

BEDROOM TWO

9' 10" x 9' 9" (3.00m x 2.97m) Side aspect window, radiator.

BATHROOM

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

COMMUNAL GARDENS

Redvers occupies communal grounds.

ALLOCATED PARKING

There is an allocated space.

TENURE - TO BE CONFIRMED

Length of Lease - To be advised

Maintenance - To be advised

Ground Rent - To be advised

COUNCIL TAX - BAND C