



Total area: approx. 60.0 sq. metres (645.5 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 or 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.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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Flat 22, 28-30 Russell Mount, Branksome Wood Road, Bournemouth, Dorset, BH4 9JN
Guide Price £210,000

**** STUNNING VIEWS ACROSS BOURNEMOUTH **** Come and fall in love with this two-bedroom top floor apartment positioned on the popular Branksome Wood Road in Bournemouth. The apartment comprises of an array of fine features, few of which includes a spacious lounge diner with dual aspect windows, a separate kitchen, ample storage space, two spacious bedrooms, electric 'Rointe' heaters throughout, approximately 645 square feet of living accommodation, wrap around communal gardens with a washing line area, secure underground parking and direct access to the Bournemouth and Coy Pond gardens. A perfect first-time buyer in a truly great location. An internal viewing is a must.

'Russell Mount' sits centrally between Coy Pond Gardens and the Westbourne Village, with both being within walking distance. If you are walking through the beautiful gardens, you will find yourself at Bournemouth Beach in just a mile. The Westbourne Village offers a range of attractions such as cafes, restaurants, pubs, the post office, the library, Marks & Spencer's and various other useful amenities. Westbourne and the West Cliff beaches are only half a mile apart. The Bournemouth Wessex Way is very nearby and gives direct access to the M27 motorway with London roughly just 2-hour 30 minutes commute. There are also main line train routes from Bournemouth or Branksome railway station to London Waterloo.



Top Floor

Entrance Hallway

Smooth set ceiling, ceiling lights, smoke alarm, front door to the front aspect opening onto the communal hallway, phone entry system, two storage cupboards, power points and carpeted flooring.

Lounge Diner

Coved and smooth set ceiling, ceiling lights, dual aspect UPVC double glazed windows to the rear and side overlooking the communal gardens and views, electric 'Rointe' heater, power points, television point and carpeted flooring.

Kitchen

Ceiling light, UPVC double glazed windows to the side aspect overlooking the communal gardens and views, a pantry with the hot water tank enclosed, wall and base fitted units, space for a longline fridge freezer, space and plumbing for a slimline dishwasher, space and plumbing for a washing machine, integrated electric oven, four-point electric hob with stainless-steel extractor fan above, one and a half bowl stainless-steel sink with drainer, power points and laminate flooring.

Bedroom One

Smooth set ceiling, ceiling lights, UPVC double glazed windows to the side aspect overlooking the communal gardens and views, electric 'Rointe' heater, power points and carpeted flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling lights, UPVC double glazed windows to the side aspect overlooking the communal gardens and views, electric 'Rointe' heater, power points and carpeted flooring.

Bathroom

Ceiling light, a wall light, tiled walls, toilet, stainless-steel heated towel rail, panelled bath with an electric showerhead above, pedestal sink with a wall mounted mirror above and tiled flooring



Outside

Communal Gardens

Surrounding communal gardens, washing line areas and direct walking access to Bournemouth and Coy Pond gardens.

Parking

There is a car park which is on a first come first serve basis and a secure underground car park with an allocated space (there is a waiting list for the underground car park although currently there are spare spaces available dependent on the size of the car).

Agents Notes

Useful Information

Tenure: Share of freehold
Lease Length: Approximately 971 years remaining.
Service Charges: £525 per quarter, includes water (in and waste), cleaning of communal areas, upkeep of the gardens and underground car park.
Buildings Insurance: Included in the service charges.
Management Company: Bonita One Management Limited.
EPC Rating: 'E'
Council Tax Band: 'B' - Currently £1,753.85 per annum.
Pets: At the discretion of the board.
Rentals: Can be rented every three out of four years and holiday lets are not permitted.
Lift: Access to all floors.

Stamp Duty

First Time Buyer: £0
Moving Home: £1,700
Additional Property: £12,200