



**Central Park, Branksome Wood Road,
Bournemouth, Dorset BH2 6BY
O.I.E.O. £310,000 Leasehold**



About the Property

The apartment is situated on the fourth floor and can be accessed via stairs or a lift, the communal hallways are very well presented giving a nice welcoming feel.

A private front door leads into:-

Entrance Hall with storage cupboard and doors to all principal rooms. The living room enjoys space and ample of light, giving access to the large South facing balcony. The kitchen is fitted to a high standard with integrated appliances and illuminated by contemporary lighting. Bedroom one has the benefit of an en suite shower room and bedroom two is currently fitted out as a dressing guest/room. The family bathroom is modern and well presented.

Underground parking and storage units. Secure parking for two vehicles and a great size lockable storage unit.

Service Charges: £1,470 per annum

Building Insurance: £520 per annum

Ground Rent: £250 per annum

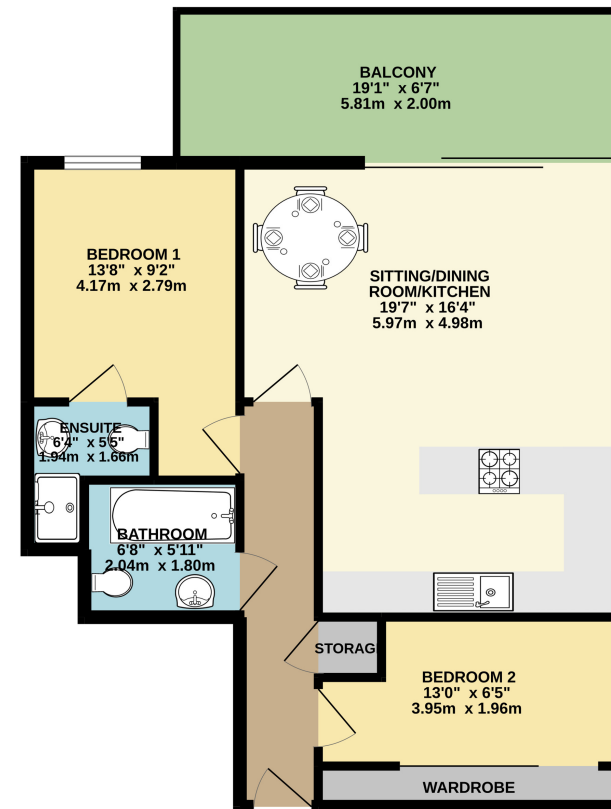
Remaining Lease 114 years

We have been advised pets are permitted in the block

Key Features

- South Facing Balcony
- Modern Development
- Fourth Floor
- Large Lounge Diner
- Council Tax Band E
- Two Bathrooms
- Two Underground Secure Parking Spaces
- Contemporary Home
- Two Bedrooms

TOP FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

Made with Metropix ©2022





About Mays

Mays is a family run business and an established local agent for sales and lettings in both Bournemouth and Poole, with two prominent high street offices in Lilliput and Westbourne. We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode. We are proud of our solid reputation, genuine enthusiasm and passion for all things property. We care about our clients and are committed to delivering a first-class service using state of the art technology.

Mays Estate Agents - Westbourne

4 Seamoor Road
 Bournemouth
 Dorset
 BH4 9AN
 T: 01202 757555
 E: bournemouth@maysestateagents.com (sales)
 E: lettings@maysestateagents.com (lettings)
www.maysestateagents.com



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		