



Garden View, 38 Branksome Wood Road, BOURNEMOUTH BH4 9LA

£315,000

brown & kay



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR



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THE PROPERTY

Brown and Kay are delighted to market this beautifully presented two bedroom apartment situated within this sought after gated development. The home enjoys a top floor position with the added benefit of lift access, and internally affords a generous and well proportioned interior with standout features to include a lovely lounge/dining room and southerly aspect balcony with tree lined outlook, a good size kitchen/breakfast room, spacious bedroom one with fitted wardrobes and stylish en-suite, bedroom two and main bathroom. A particular feature is the direct access from within the grounds into Bournemouth Gardens, and along with a garage, share of freehold and no onward chain this would make an excellent property choice, whether it be a main home or secure lock up and leave holiday home.

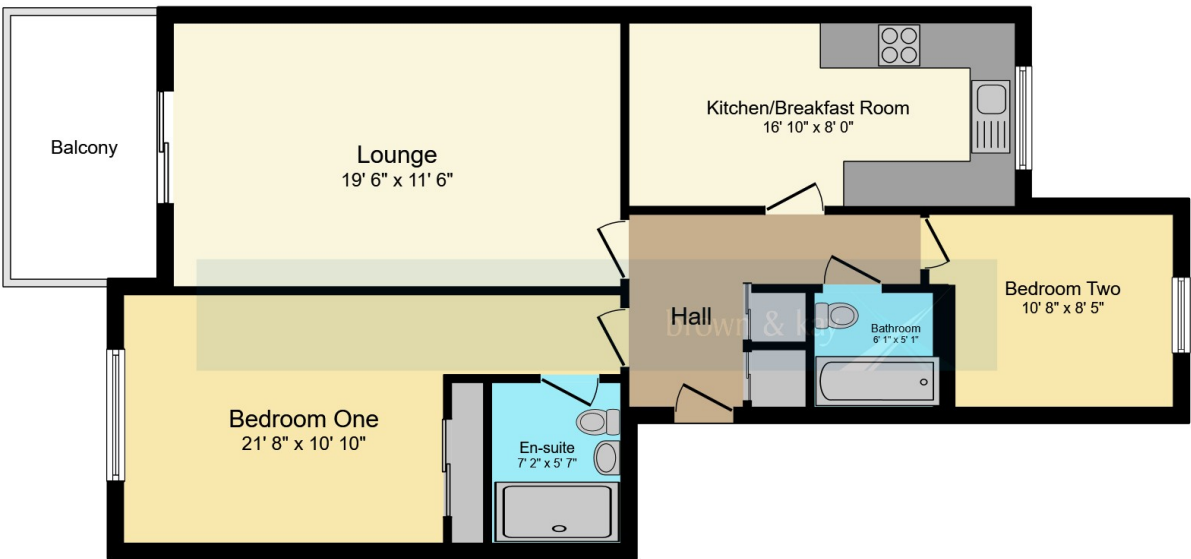
Garden View occupies a super position backing on to Bournemouth Gardens ideally placed to take advantage of all the area has to offer. Coy Pond, a haven for wildlife with pretty duck pond, is a short walk away and pathways through the gardens meander directly in to the bustling town of Bournemouth with its wide and varied range of shopping and leisure facilities. Explore in the opposite direction and you will find yourself in the heart of Westbourne, renowned for its coffee bar scene and laid back vibe, and eclectic mix of boutique shops as well as the usual high street names such as Marks and Spencer food hall. For beach lovers, you can enjoy the miles upon miles of impressive sandy shores with promenade stretching to Southbourne and beyond in one direction, and the famous Sandbanks in the other. Bus service and local rail station at Branksome are also readily available.

MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - Remainder of a 999 year lease
- Service Charge - £210 per month including water and sewage
- Management Agent - Bonita One
- Pets & Holiday Lets - Neither are permitted
- Parking - Garage
- Utilities - Mains Electricity, Water & Gas
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band E
- EPC Rating - C

KEY FEATURES

- GATED DEVELOPMENT
- NO FORWARD CHAIN
- TOP FLOOR APARTMENT WITH LIFT ACCESS
- SOUTHERLY ASPECT BALCONY
- EN-SUITE SHOWER ROOM
- BEAUTIFULLY PRESENTED
- GARAGE
- BACKS ON TO BOURNEMOUTH GARDENS
- CLOSE TO WESTBOURNE
- TENURE - SHARE OF FREEHOLD



Floor Plan
Floor area 811 sq.ft.

Total floor area: 811 sq.ft.

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

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	75	77		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)	75	77		
E				
(21-38)				
F				
(1-20)	75	77		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				