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



THE PROPERTY

Brown and kay are delighted to market this two double bedroom fifth floor apartment situated in the sought after area of Branksome Park. The property has been completely refurbished, and affords beautifully presented accommodation such as a well appointed kitchen, a 17' living room with sliding doors onto the balcony, two good size bedrooms and a three piece bathroom. With a garage, a long lease remaining, and the added advantage of no forward chain, this is a must see home.

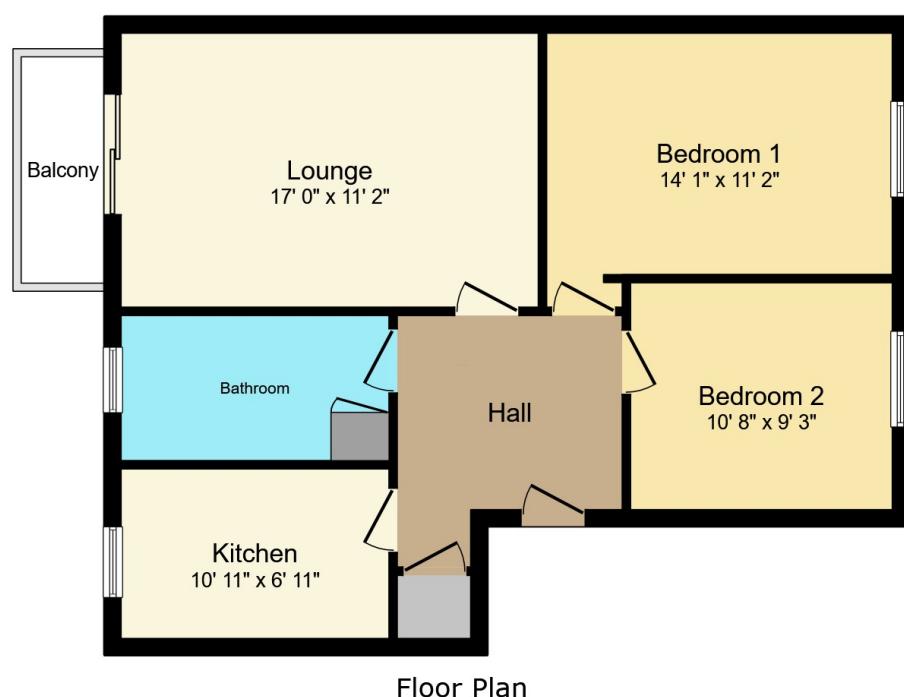
Woodlands is well situated for walking distance to Westbourne with its laid back ambiance and eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Leafy Chine walks are also close by and meander directly onto miles upon miles of impressive golden sandy beaches and promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other - a hotspot for water sport enthusiasts. Regular bus services which operate to surrounding areas are close by as is Branksome rail station with links to London Waterloo, and a Tesco shopping store is also readily available.

MATERIAL INFORMATION

Tenure – Leasehold
 Length of Lease – 144 years remaining.
 Maintenance – £2200 Per Annum.
 Ground Rent – £50 Per Annum.
 Management Agent – Rebbecks
 Parking – Garage and first come first served parking.
 Pets & Holiday Lets - Not permitted
 Utilities – Mains Electric and Mains Water
 Drainage – Mains Drainage
 Broadband – Refer to Ofcom website
 Mobile Signal – Refer to Ofcom website
 Council Tax – Band C
 EPC Rating – D

KEY FEATURES

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- GARAGE
- RECENTLY MODERNISED
- SUNNY ASPECT BALCONY
- FIFTH FLOOR APARTMENT WITH LIFT ACCESS
- MOMENTS FROM WESTBOURNE VILLAGE
- COUNCIL TAX BAND C
- LEASEHOLD - 144 YEARS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Total floor area: 684 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