

Russell Mount

28-30 Branksome Wood Road, Bournemouth BH4 9JN

£180,000 Share of Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A well-presented two bedroom sixth floor apartment offering elevated tree top views, prime positioning and a share of the freehold. Ideally located within walking distance of Bournemouth town centre and backing directly onto Bournemouth gardens.



## Key Features

- Well-presented two bedroom apartment
- Light & bright living/dining room
- Good sized kitchen
- Two generous sized bedrooms
- Modern bathroom
- Impressive elevated woodland views
- Superbly maintained communal gardens
- Convenient location close to Westbourne Village & Bournemouth town centre
- No forward chain





## About the Property

A well-presented two bedroom, sixth floor apartment ideally located within a short walk of Bournemouth town centre and award winning sandy beaches. The property features impressive elevated woodland views, a good sized kitchen and a modern bathroom along with residents' parking and a share of freehold.

The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a well-maintained communal hallway and lift providing access to the sixth floor and entrance to the apartment.

On entering the property a hallway, with two useful storage cupboards, leads into a light and bright living/dining room offering elevated treetop views. A separate kitchen offers ample floor and wall mounted units and also benefits from a large storage cupboard.

Both bedrooms are generous in size and served by a modern fitted bathroom.

The property also has a fourth storage cupboard located in the corridor by the entrance door to the apartment.

Externally the property is situated within superbly maintained communal gardens with residents parking on a first come first served basis along with the option to go on the waiting list for an underground space.

Share of freehold- 999 year lease from 1983

Annual service charge : Approx £1700 per annum

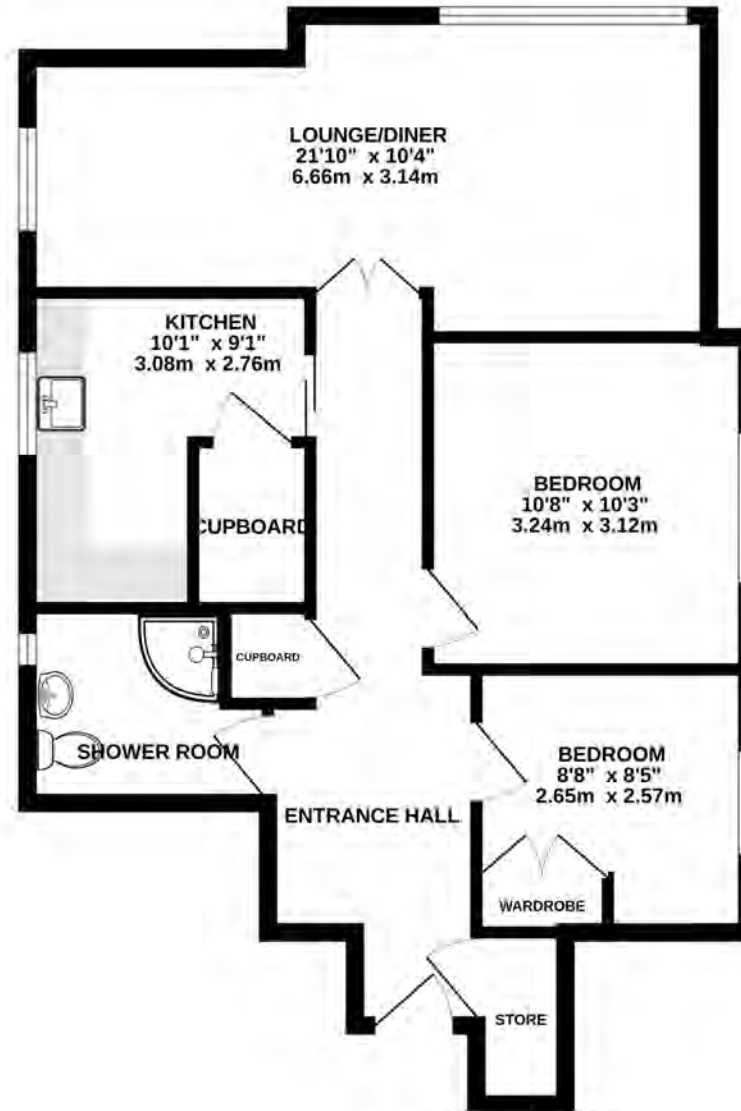
Council Tax Band : B

Holiday lets/Airbnb are not permitted.

Agents notes: Front block photographs were from stock taken Summer 2023



SIXTH FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 649 sq.ft. (60.3 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.







## About the Location

Situated in Branksome Wood Road which is in a convenient location within walking distance to Coy Pond, Westbourne Village and Bournemouth town centre. Bournemouth Gardens offer beautiful scenic walks and lead through to Bournemouth Town and the golden beaches. Transport links including regular bus routes, train station with links to Weymouth and London Waterloo and within easy reach to the Wessex Way.

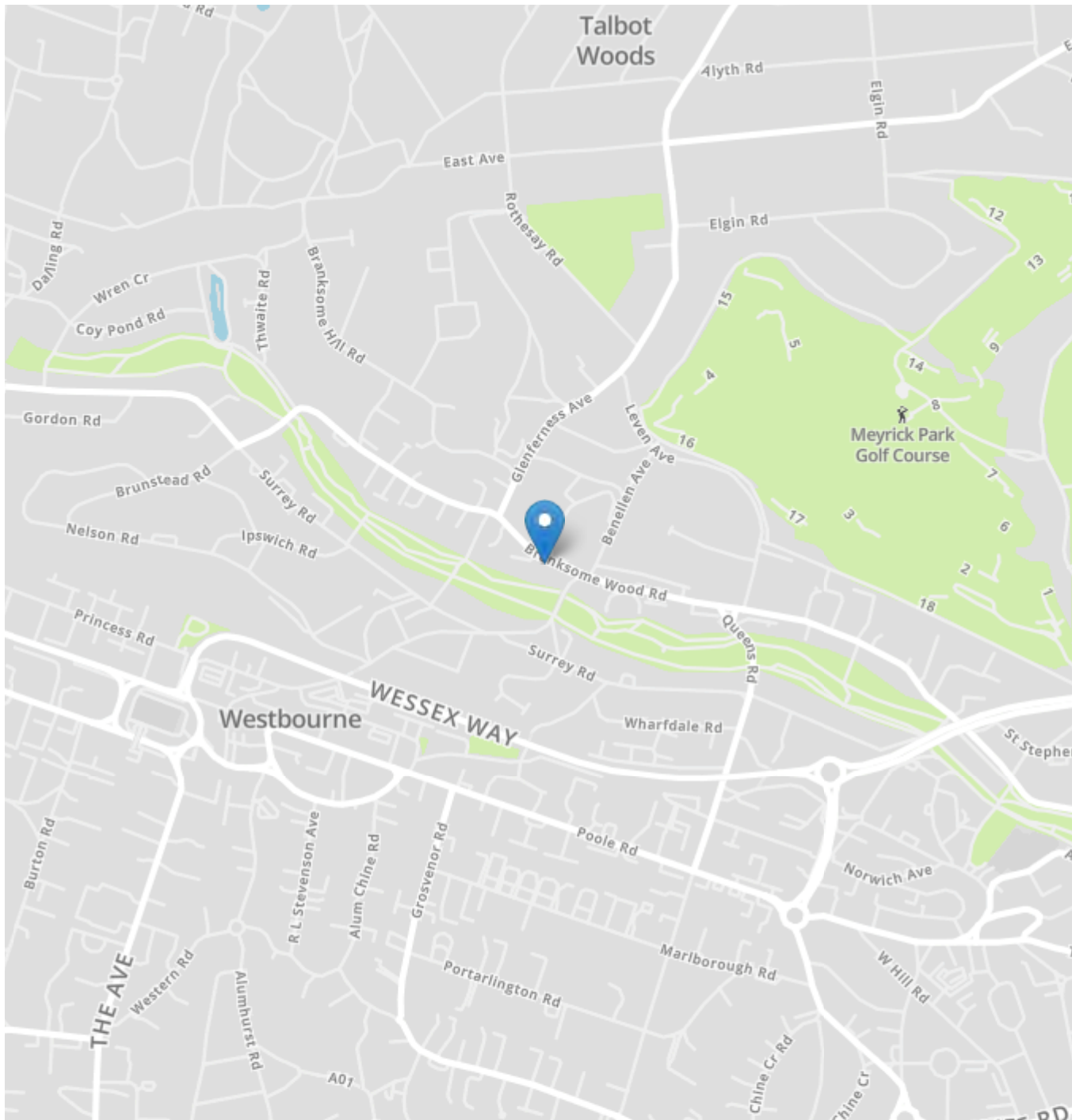



## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

### 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.

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