

Farleigh, 32a Branksome Wood Road, Bournemouth BH4 9JZ

Guide Price £270,000 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A spacious two double-bedroom top floor apartment with a private balcony, modern bathroom, and a share of the freehold. Perfectly positioned overlooking Bournemouth Gardens and enjoying leafy treetop views.



## Key Features

- Bright & spacious top floor apartment
- Lounge/dining room with a south-facing aspect
- Kitchen with treelined views of Glenferness Avenue
- Two double bedrooms with fitted wardrobes
- Modern family shower room
- Separate WC
- Private balcony
- Well-maintained communal grounds
- Allocated & residents' parking
- Ideal leafy location backing onto Bournemouth Gardens



## About the Property

A perfect opportunity to acquire a bright and spacious top floor two double bedroom apartment. Positioned in an ideal leafy setting and backing directly onto Bournemouth Gardens.

The property is accessed via a communal entrance with a lift and stairs to the fourth floor.

Entering the property, a bright and spacious hallway greets you with all principal rooms leading off.

The main feature of this apartment is the arrangement of the accommodation with the lounge/dining room and main bedroom both enjoying a sunny south-facing aspect and elevated treetop views. The spacious main living/dining room benefits from a private balcony terrace perfect for al fresco dining, and an adjacent kitchen offers plentiful storage and integrated appliances with treelined views down Glenferness Avenue.

The main bedroom is located to the south elevation and the second double bedroom to the north, both with fitted wardrobes. A modernised family shower room and separate WC completes the accommodation along with additional storage.

Externally the development is set within well-maintained communal grounds with an allocated parking space plus residents parking.

Tenure: Share of Freehold with an underlying lease of 1999 years from 2001

Annual service charge: Approximately £2,300 per annum - includes ground rates, property insurance and central utility bills

Council Tax Band: C

Notes:

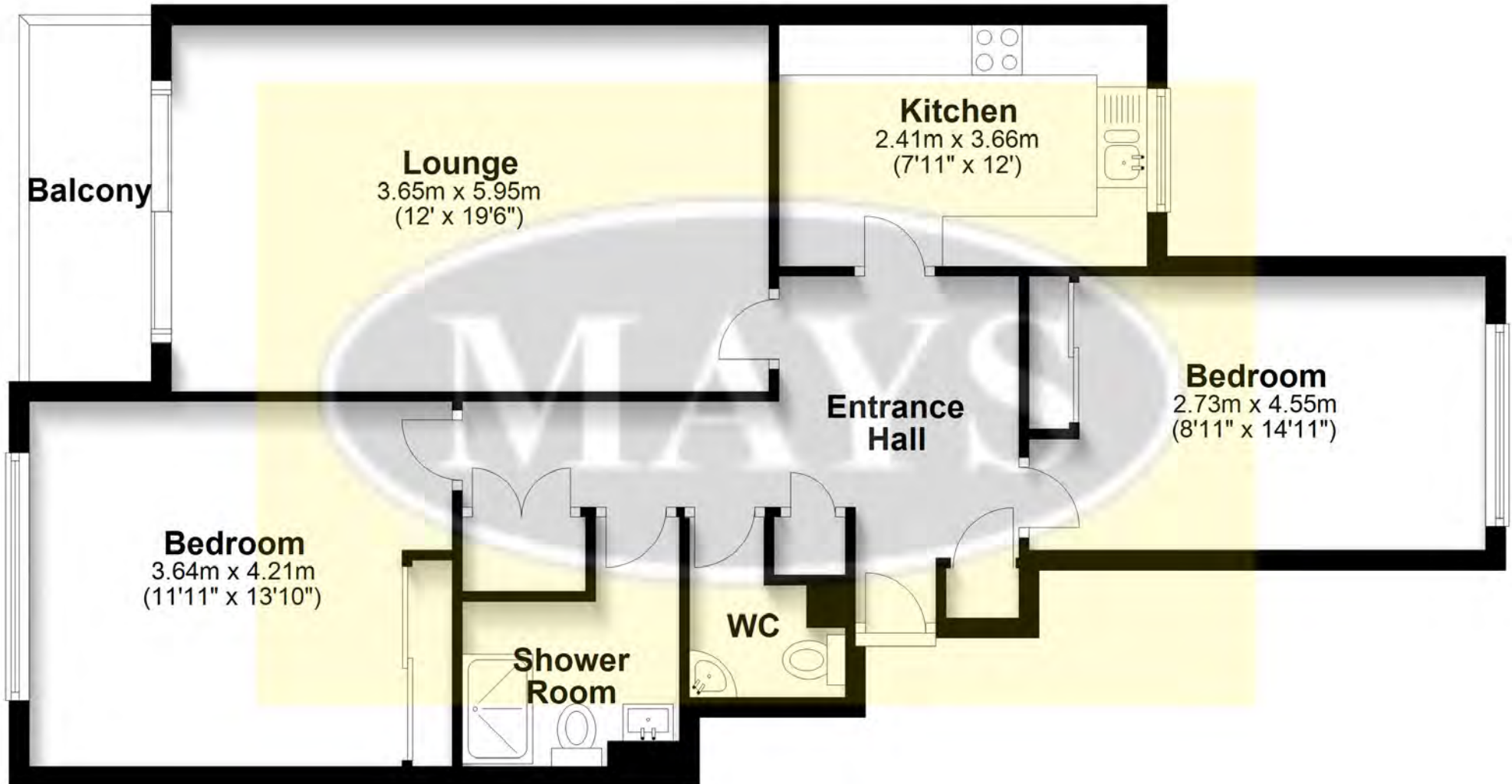
Holiday lets or Airbnb are not permitted

Pets are not permitted



## Fifth Floor

Approx. 79.7 sq. metres (857.6 sq. feet)



Total area: approx. 79.7 sq. metres (857.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



## About the Location

Bournemouth's miles of sandy beaches are at your fingertips, offering sunny days at the beach or a winter walk along the promenade. Also a stone's throw away is Bournemouth Town Centre with its parade of shops, perfect for some retail therapy, multiple restaurants for fantastic dining, and Bournemouth's new BH2 complex. Access to the rest of the UK for a short break away is easy with Bournemouth Train Station only 2 miles away with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo.

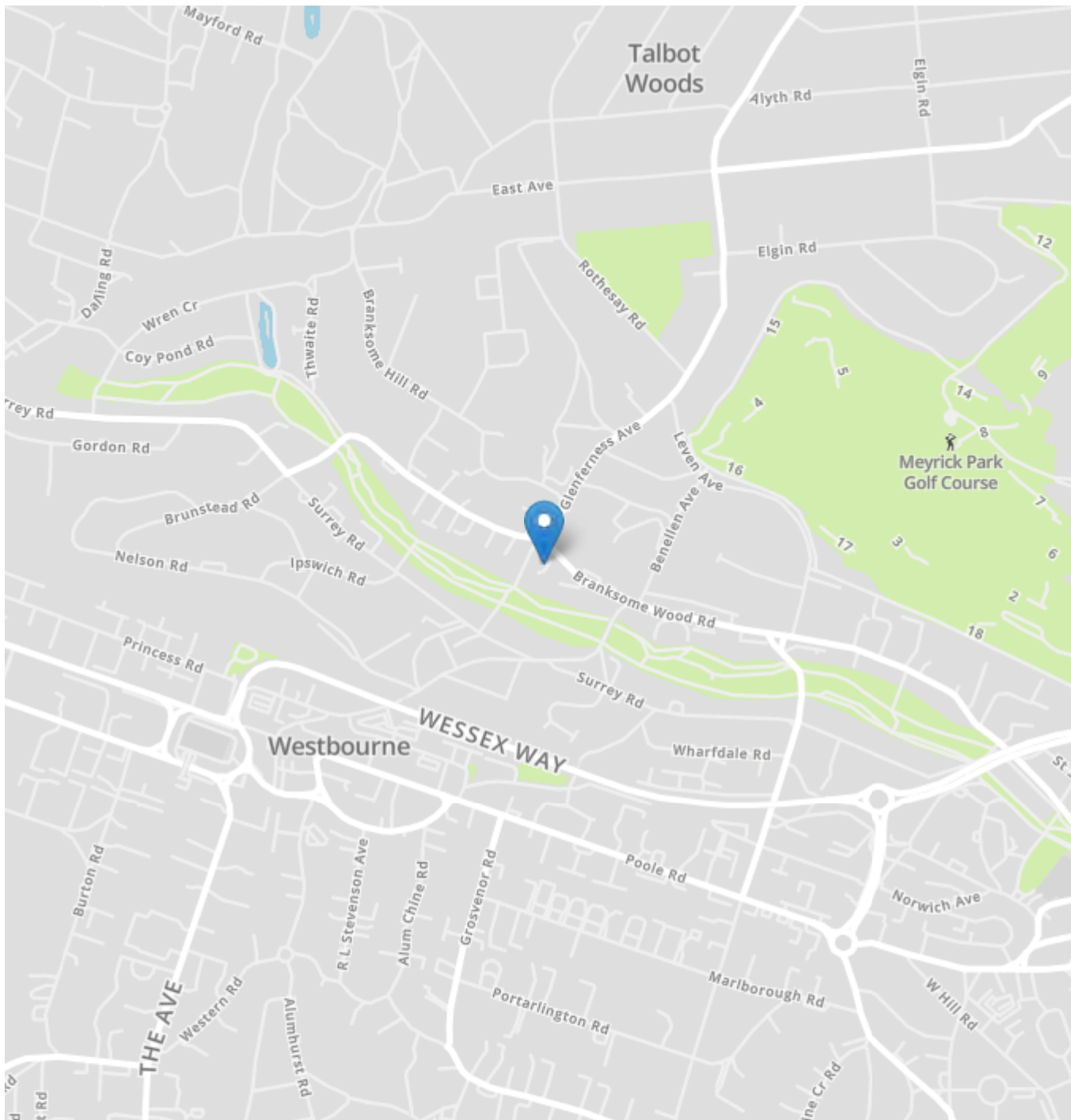



## About Mays

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 25 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 nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	78
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.

### Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

**MAYS**  
ESTATE AGENTS