



Branksome Wood Road, Bournemouth, Dorset, BH4 9JS



Property Summary

We are delighted to present this stunning top-floor apartment, newly decorated throughout and offered in excellent condition. Light, spacious and superbly located, this property provides an ideal home for those seeking comfort and convenience in a desirable area.



Key Features

- Top-floor apartment
- Newly decorated throughout
- Bright living room
- Private balcony
- Spacious kitchen
- Three double bedrooms
- Modern bathroom
- Separate WC
- Garage
- Close to Coy Pond and Westbourne



About the Property

The accommodation features an inviting entrance hall with an entry-phone system, leading into a bright and airy living room that opens to a private balcony. The generous kitchen is well equipped with an oven, electric hob, dishwasher and washing machine, and offers space for a fridge-freezer. Off the hallway are three well-proportioned double bedrooms, alongside a separate WC and a modern bathroom complete with walk-in shower, sink and heated towel rail.

Further benefits include brand-new carpets throughout, fresh décor, and a light, spacious feel in every room. The property also has a private garage and an additional allocated parking space in front of the garage with a permit. Ideally positioned near Coy Pond and just a short walk from Westbourne, this unfurnished apartment offers the perfect blend of quiet and convenience.

Council tax Band: D

Material Information:

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: None

Flood, erosion or coastal risk: None

Heating type and fuel: Electric

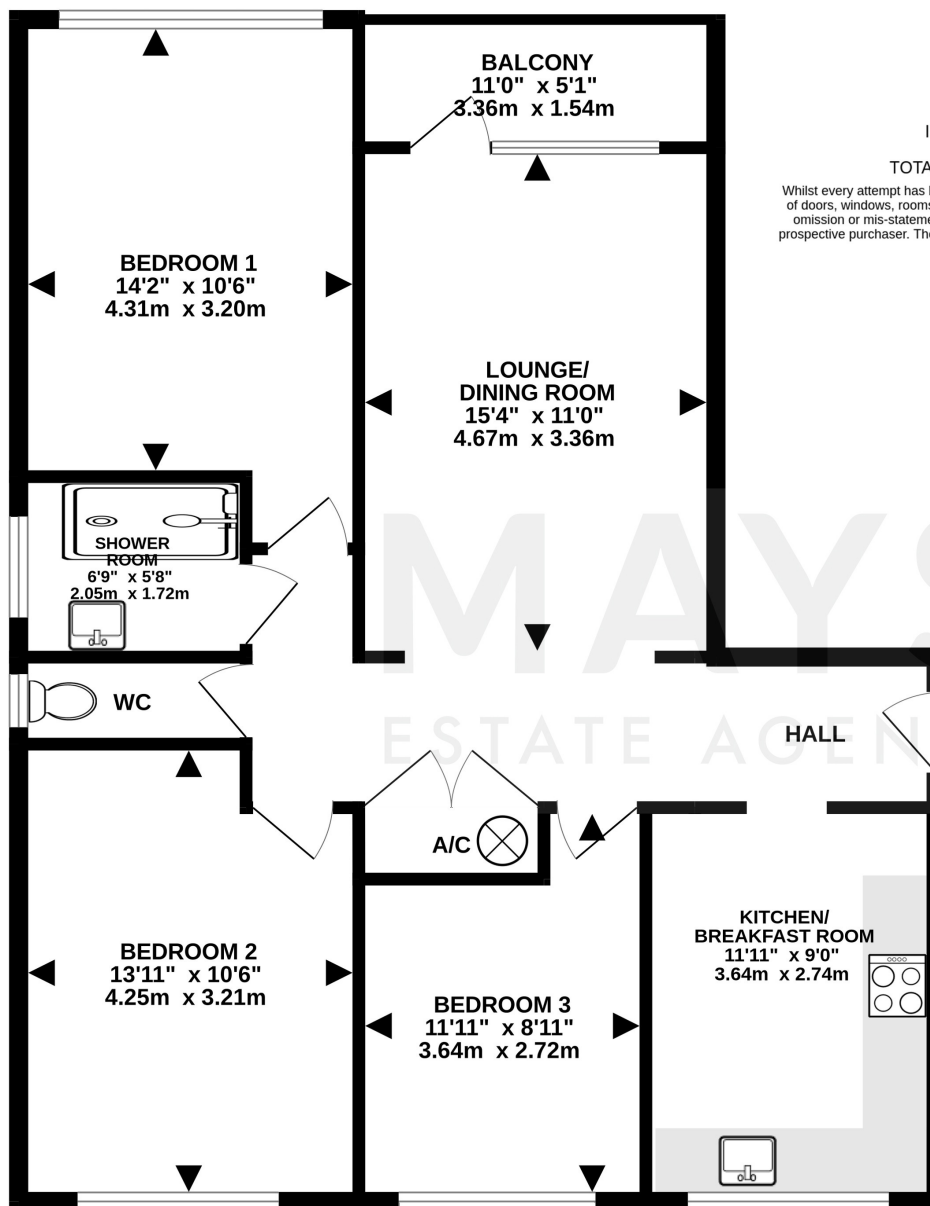
Water supply/sewerage details: Mains

Planning proposals or local development that may affect the property: None

Floor level (if within a building): Second floor (top floor)

Unavailable for pets





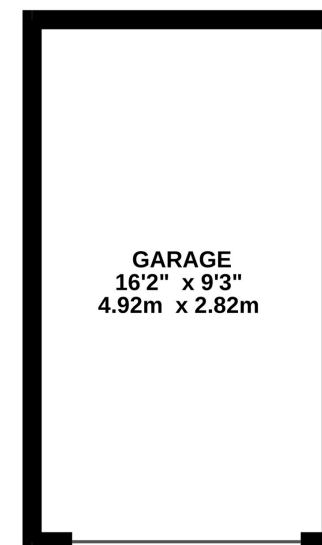
3RD FLOOR
899 sq.ft. (83.5 sq.m.) approx.

INCLUDING BALCONY AND OUTBUILDING

TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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.

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OUTBUILDING
149 sq.ft. (13.9 sq.m.) approx.



About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

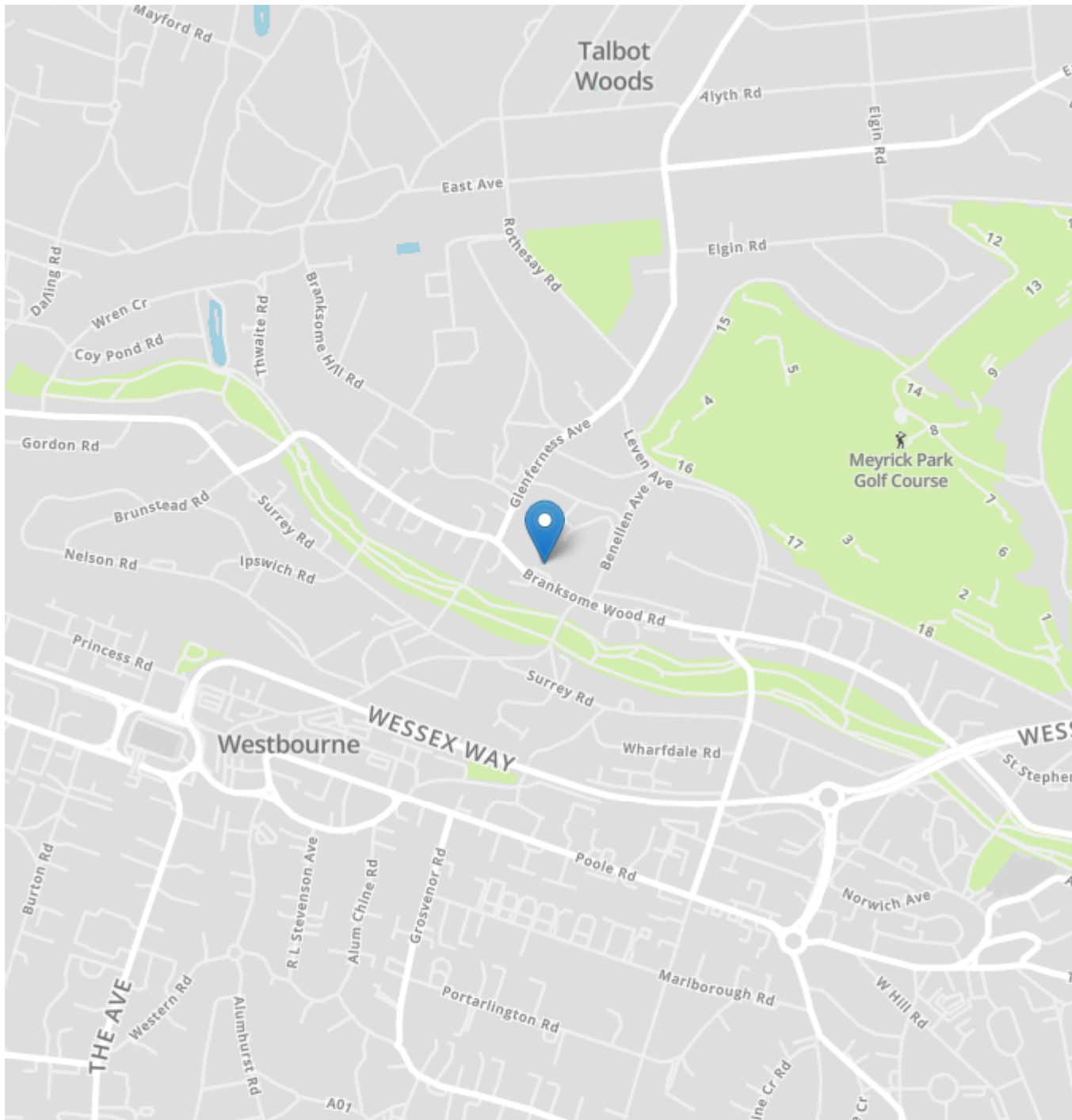


About Mays

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 and letting property 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+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Mays Lettings

Mays Residential Lettings are members of ARLA Propertymark. Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme. Mays are part of the Property Ombudsman Scheme TPO - DO3138

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