



CENTRAL PARK, BRANKSOME WOOD ROAD, BOURNEMOUTH, BH2

£325,000 LEASEHOLD

Central Park is a stunning development of 36 stylish apartments overlooking the famous Sylvan and Lower Gardens being perfectly situated to enjoy the amenities of Bournemouth. Just a 15 minute walk through the town centre to the beach and pier. This apartment offers modern contemporary accommodation with tree views, south facing balcony and secure underground parking.

Two Double Bedrooms | Two Bathrooms | Sunny Balcony | Large Kitchen/Living Room | Ample Fitted Storage | Underground Parking | Close to Town Centre

Westbourne | 01202 767633 |

Winkworth



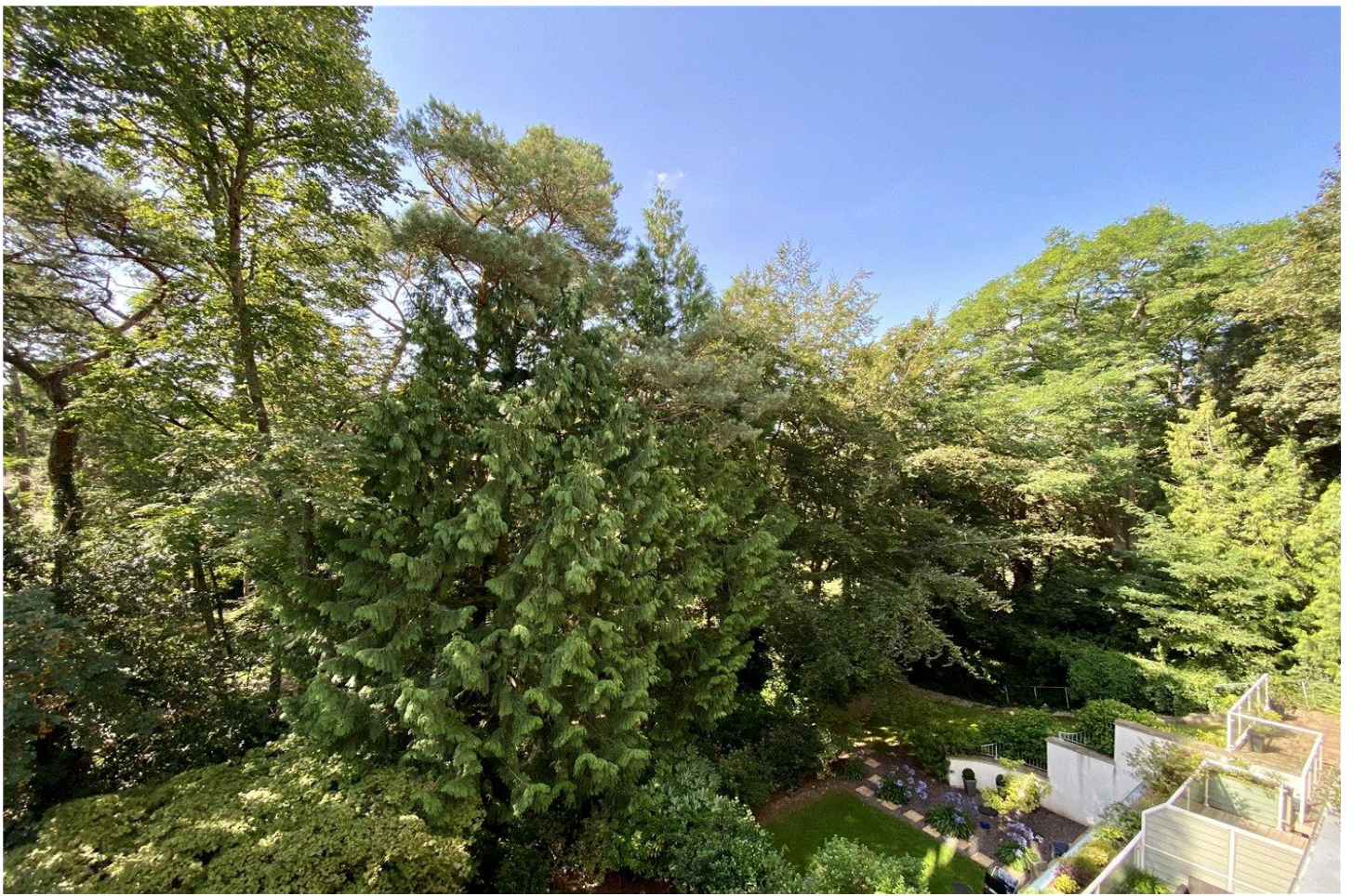
LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



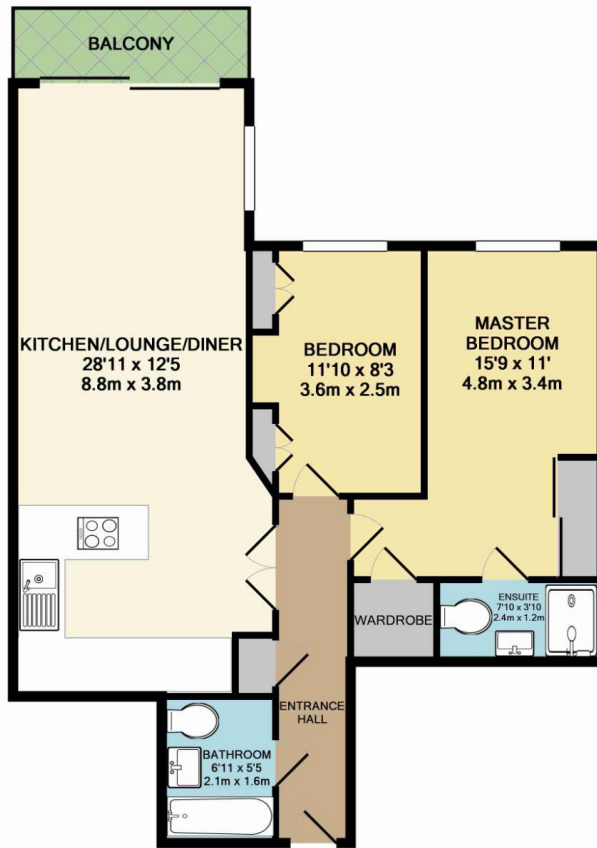
DESCRIPTION

The property is accessed via extremely well presented communal hallways where stairs or a lift provide access to the first floor and the private entrance to the apartment itself. The hallway consists of doors to principal rooms as well as a useful storage cupboard.

The stunning open plan kitchen living room is very spacious and enjoys a dual aspect. There is a sliding patio door to one end which gives access to the sunny rear balcony and enjoys views directly over Bournemouth pleasure gardens. The contemporary fitted kitchen includes a range of base and eye level work units with integrated appliances as well as a breakfast bar.

There are two generous double bedrooms both with fitted wardrobes. The master has the added benefit of a modern en suite shower room including a WC and wash hand basin. The main family bathroom is tiled and comprises a bath/shower, WC and wash hand basin.

There is an allocated underground secure parking space and storage cupboard conveyed with the apartment which can be accessed via the lift.



TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: E

TENURE: Leasehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Two Double Bedrooms
- Two Bathrooms
- Sunny Balcony
- Large Kitchen/Living Room
- Ample Fitted Storage
- Underground Parking
- Close to Town Centre

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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