



## BRAMLEY HOUSE, SURREY ROAD, POOLE, BH12

### **£165,000 SHARE OF FREEHOLD**

A bright one bedroom ground floor apartment set in a small purpose built development with beautiful communal gardens on the popular Surrey road in Branksome. The property enjoys spacious accommodation throughout with direct access into the communal grounds.

Purpose built | Ground floor | One double bedroom | Lounge diner |  
Fitted kitchen | White bathroom suite | Patio | Garden access

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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

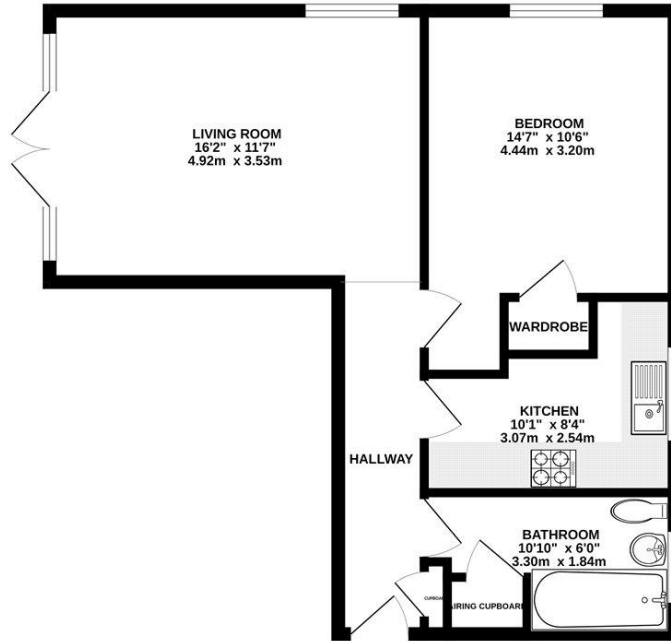
The apartment is situated on the ground floor which is accessed via well presented communal hallways. A private front door leads into the entrance hall which runs the length of the property with doors to principal rooms.

The lounge is a good size with dual aspect windows and a patio door that leads onto a patio with the lawned communal gardens beyond. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

The bedroom is a good size with fitted wardrobes and a large window which makes it another bright room. The bathroom is tiled and comprises of a suite to include wc, wash hand basin and bath with shower above.

There is resident onsite parking.

GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 525 sq.ft. (48.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12/2014

*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: B**

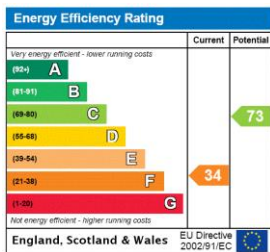
**TENURE:** Share of Freehold 937 year lease

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2190 per annum

## AT A GLANCE

- Purpose built
- Ground floor
- One double bedroom
- Lounge diner
- Fitted kitchen
- White bathroom suite
- Patio
- Garden access



Westbourne | 01202 767633 |

