BARONSMEDE, BRANKSOME WOOD ROAD, BOURNEMOUTH, BH2

£220,000 SHARE OF FREEHOLD

This exceptionally large one bedroom apartment is situated on the popular Branksome Wood Road which is just a short walk through the adjacent Bournemouth Gardens to the town centre and beach. Situated on the ground floor with access & views over the landscaped communal gardens this is a truly superb apartment.

Purpose built | Ground floor | Large lounge diner | Spacious bedroom | Modern kitchen | Contemporary bathroom & separate WC | Private patio | Allocated parking | Gas central heating

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.
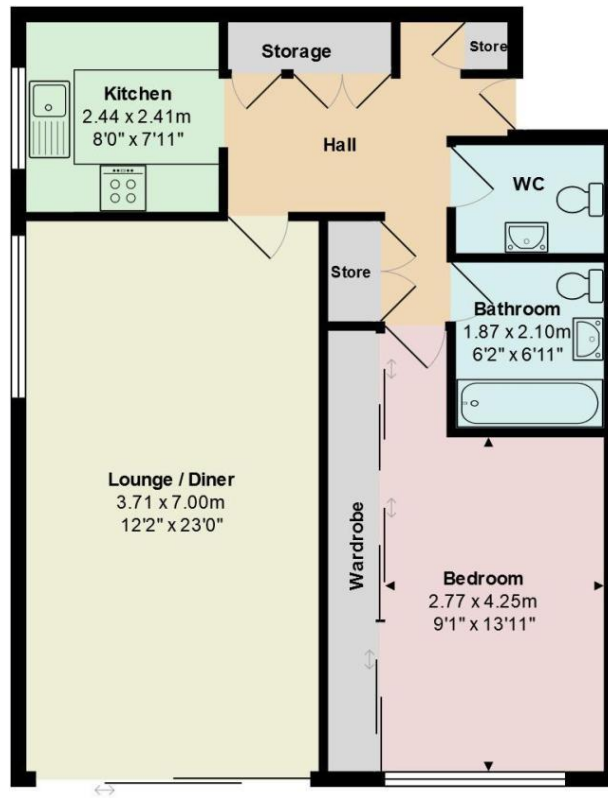
DESCRIPTION

Baronsmede is a well established purpose built development of privately owned apartments set in an enviable position backing directly onto Meyrick Park golf course and just a short walk to the beach and the bustling shopping and restaurant district of Westbourne.

The property is on the ground floor and can be accessed via well presented communal hallways. A front door leads into the entrance hall which houses two large storage cupboards, an airing cupboard and doors to principal rooms.

The spacious lounge is the distinguishing feature of the property. There is ample room for a dining table, dual aspect windows and a sliding patio door leading directly out onto the private terrace which overlooks the beautiful south facing landscaped gardens. The modern kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances a wall mounted Worcester boiler and views over the side of the communal gardens.

The bedroom is a very good sized double room with direct views over the communal gardens and is fitted with floor to ceiling built in wardrobes with space for further freestanding furniture. The family bathroom is fully tiled and comprises of a hidden cistern WC set into a vanity unit alongside the wash hand basin and there is a shower bath with glass screen and wall mounted shower. There is also a separate WC which is fully tiled with a wash hand basin in set into a vent unit.

An onsite allocated parking bay is conveyed with the property in addition to a large visitor car park at the rear of the building. As well as maintenance, the annual management charge covers water bills and building insurance.

Floor Plan

Kitchen
2.44 x 2.41m
8'0" x 7'11"

Storage

Store

Hall

WC

Store

Bathroom
1.87 x 2.10m
6'2" x 6'11"

Lounge / Diner
3.71 x 7.00m
12'2" x 23'0"

Wardrobe

Bedroom
2.77 x 4.25m
9'1" x 13'11"

Total Area: 68.0 m² ... 732 ft²
All measurements are approximate and for display purposes only

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
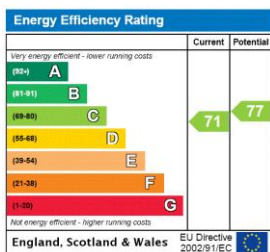
COUNCIL TAX BAND: C

TENURE: Share of Freehold 980 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2730 per annum

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales | EU Directive 2002/91/EC

AT A GLANCE

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