



## MONKTON COURT, 35 BRANKSOME WOOD ROAD, BOURNEMOUTH, DORSET, BH4

### **£260,000 SHARE OF FREEHOLD**

An exceptionally well presented three bedroom apartment set within this popular purpose-built development on the tree lined Branksome Wood road. Comprising spacious, modern accommodation throughout with a sunny balcony and a garage.

Purpose built | Three bedrooms | Large Lounge | Modern kitchen  
breakfast room | Two bathrooms | Sunny balcony | Garage | Close to local  
amenities

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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.



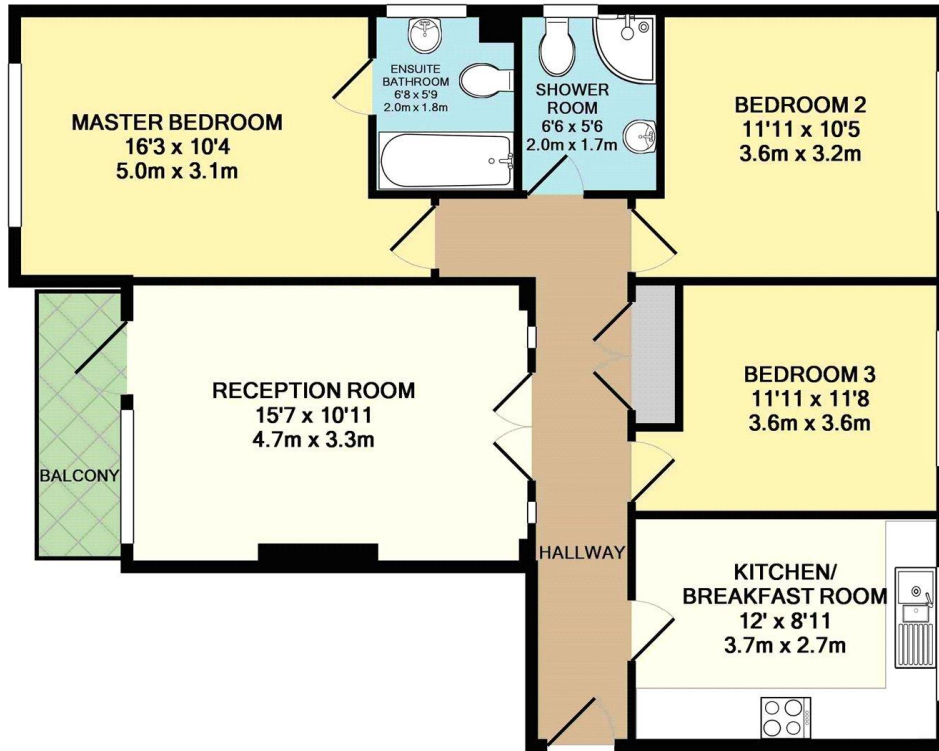


## DESCRIPTION

Boasting three spacious bedrooms, a large lounge, a modern kitchen breakfast room, and two modern bathrooms, this property offers the perfect blend of comfort and style.

The sunny balcony is the ideal spot to enjoy your morning coffee or dine al fresco, while the included garage provides convenient parking options. Situated close to local amenities and with excellent transport links, this flat is perfect for those seeking convenience and ease of access.

Located adjacent to the beautiful Bournemouth Gardens and just a stone's throw away from Westbourne town centre, residents will have plenty of options for dining, shopping, and entertainment. Not to mention, the award-winning beach is just a short distance away, offering a perfect escape for those who enjoy a relaxing day by the sea.



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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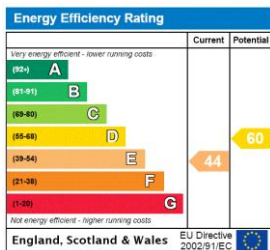
*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND: D**

**TENURE:** Share of Freehold 971 Years

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1400pa



## AT A GLANCE

- Purpose built
- Three bedrooms
- Large Lounge
- Modern kitchen breakfast room
- Two bathrooms
- Sunny balcony
- Garage
- Close to local amenities

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