



**GRANVILLE, BRANKSOME WOOD ROAD, BOURNEMOUTH, DORSET, BH4**

**£230,000 SHARE OF FREEHOLD**

A spacious and well-presented two-bedroom second floor apartment set within a small purpose-built development which backs directly onto and has direct access into the Bournemouth gardens. Set close to both Westbourne & Bournemouth town centres which offer a variety of leisure and shopping facilities. Offered with vacant possession.

Purpose built | Two double bedrooms | Large lounge diner | Fitted kitchen | Bathroom & separate WC | South facing balcony | Views over the Bournemouth gardens | Close to town centre & beach

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 promenade.

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 apartment is situated on the second floor, which can be accessed via a flight of stairs through well-presented communal hallways. A private front door leads into the entrance which houses two storage cupboards, an airing cupboard and doors to principal rooms.

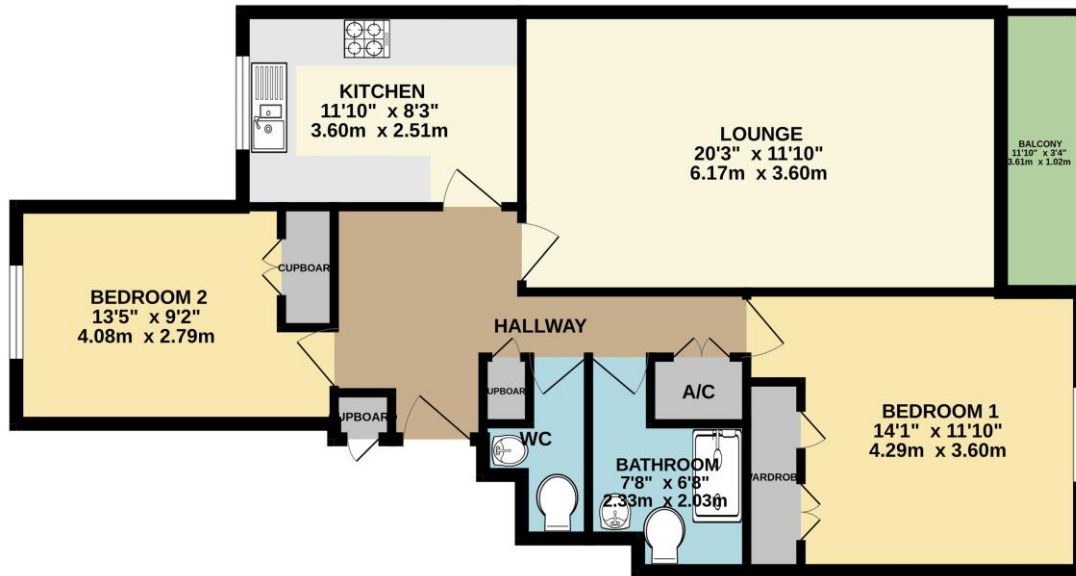
The bright lounge diner is a particular feature of the property, being a very good size, enjoying tree views over the communal gardens with the Bournemouth Gardens beyond. There is ample room for dining table and access onto the sunny south facing balcony via sliding patio doors.

The kitchen is fitted with a range of base and eye level work units with integrated appliances and room for breakfast table if required. There are two generous double bedrooms both benefiting from fitted wardrobes and room for further freestanding furniture. The master bedroom has the added benefit of a large window enjoying the same garden views as the lounge.

The family bathroom is fully tiled and comprises of a suite to include WC, wash hand basin inset into a vanity unit and a large cubicle walk-in shower. There is a further fully tiled separate WC.

An underground parking space is conveyed with the property.

SECOND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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*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**

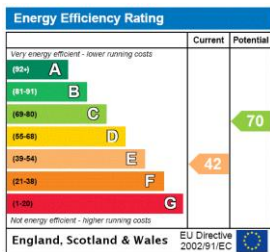
**TENURE:** Share of Freehold 174 Years

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2300pa

**AT A GLANCE**

- Purpose built
- Two double bedrooms
- Large lounge diner
- Fitted kitchen
- Bathroom & separate WC
- South facing balcony
- Views over the Bournemouth gardens
- Close to town centre & beach



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