

PRIME COASTAL PROPERTY

BY LOLA MAY



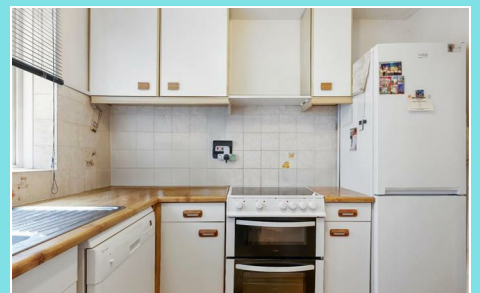
FLAT 25, RUSSELL MOUNT 28-30 BRANKSOME WOOD ROAD
BOURNEMOUTH BH4

GUIDE PRICE £200,000



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- Spacious ground floor apartment
- Bright lounge/dining room with sliding doors to large patio
- Separate kitchen with ample storage and natural light
- Two well-proportioned bedrooms and a welcoming hallway
- Share of Freehold & £525 Service Charge per quarter (includes water and insurance)
- Underground parking and share of freehold included
- Prime location between Coy Pond Gardens and Westbourne Village
- Easy access to beaches, shops, transport links, and mainline trains to London

TEL: 01202 985344

ACCOMMODATION

This spacious ground floor apartment offers well-proportioned accommodation and a fantastic location. It features a generous lounge/dining room with sliding doors opening onto a large patio—perfect for relaxing or entertaining. The separate kitchen provides ample cupboard space and benefits from natural light. There are two bedrooms, a welcoming hallway, and the property feels light and airy throughout. Additional benefits include underground parking and a share of the freehold, making it an ideal choice for a main residence or a convenient holiday home.

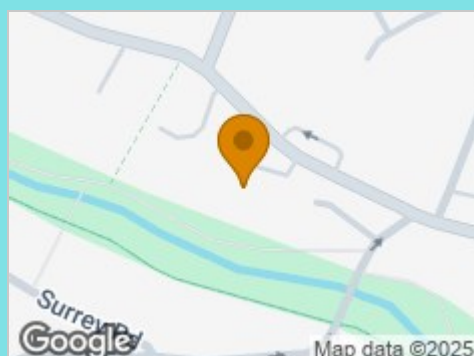
LOCATION

Russell Mount is superbly located between Coy Pond Gardens and the vibrant Westbourne Village, both within easy walking distance. Stroll through the nearby gardens and you'll reach Bournemouth Beach in just a mile. Westbourne offers a great mix of cafes, restaurants, pubs, shops, a post office, library, and a Marks & Spencer. The West Cliff beaches are only half a mile away, and excellent transport links are close by, including

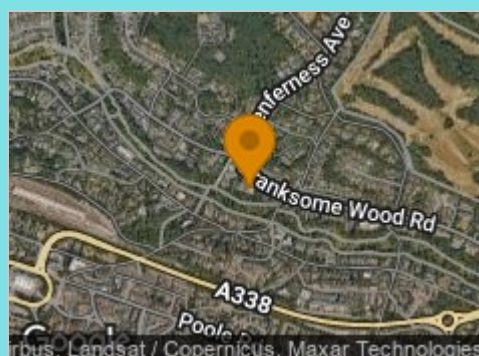
the Bournemouth Wessex Way for easy access to the M27 and mainline trains to London from Bournemouth or Branksome stations.



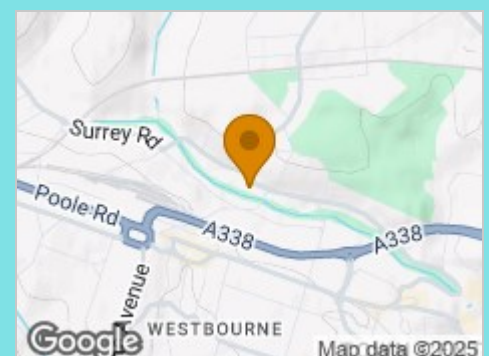
ROAD MAP



HYBRID MAP



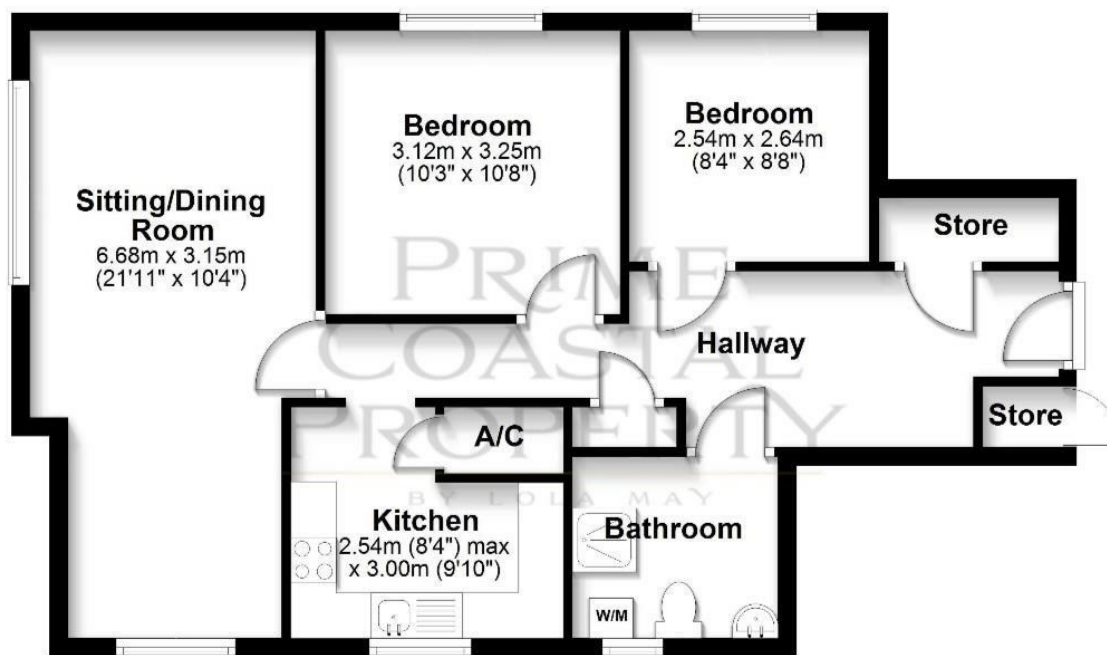
TERRAIN MAP



FLOOR PLAN

Ground Floor

Approx. 69.1 sq. metres (743.4 sq. feet)



Total area: approx. 69.1 sq. metres (743.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY EFFICIENCY

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

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