



**Branksome Wood Road | | Bournemouth | BH2 6BY**

**Offers In The Region Of £235,000**



**QSALES &  
LETTINGS**



**Branksome Wood Road |  
Bournemouth | BH2 6BY  
Offers In The Region Of £235,000**

Set within an exclusive and well-maintained development on Branksome Wood Road, this exceptional ground-floor luxury apartment delivers refined contemporary living just moments from Bournemouth and Westbourne town centres, award-winning beaches, and first-class amenities.

The property features a contemporary open-plan lounge and kitchen, creating a bright and sociable living space that opens directly onto a private sun terrace.

The kitchen is fully fitted with modern appliances, integrated white goods and ample storage.

There are two spacious double bedrooms, with the principal bedroom benefiting from an en-suite shower room. Both bedrooms include built-in wardrobes, providing excellent storage.

A modern family bathroom is fitted with a shower over the bath, and the property further benefits such as underfloor heating & double glazing throughout.

The property also houses private underground garage with an electric gate. You have an allocated space and the property also has visitor parking.

A hallway storage cupboard adds further practicality.

This property shows a contemporary design throughout, offering a fresh and appealing living environment.

Offered with vacant possession and no forward chain, this well-presented flat represents a fantastic opportunity for first-time buyers, downsizers, or investors alike.

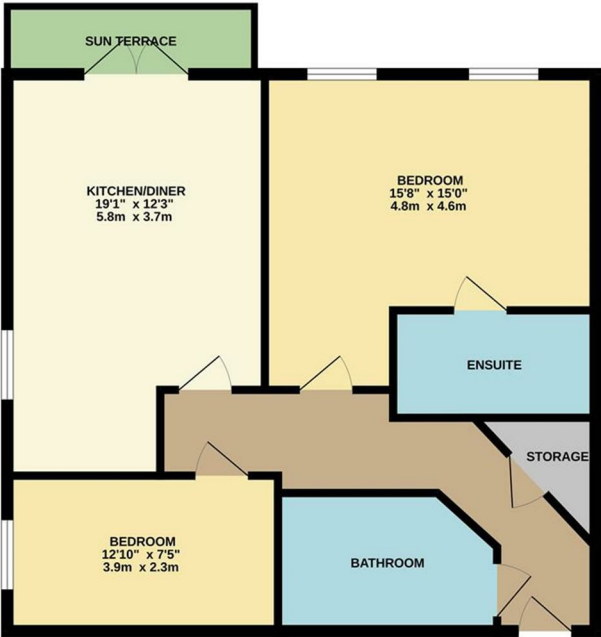
**SHARE OF FREEHOLD**

Annual management is £2700, including sinking fund.

**EPC: C  
COUNCIL TAX BAND: C**

To arrange a viewing, please call 01202 283654

- **Modern two double bedroom, ground-floor flat.**
- **Kitchen is fully fitted with modern appliances, integrated white goods and ample storage**
- **Private underground allocated parking garage with an electric gate.**
- **Master bedroom benefits an ensuite shower room.**
- **Prime Location – Branksome Wood Road: Walking Distance to Bournemouth and Westbourne Town Centres,**



**Energy Efficiency Rating**

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

- **Contemporary open-plan lounge and kitchen**
- **Family bathroom is fitted with a shower over the bath**
- **Offered with vacant possession and no forward chain**
- **COUNCIL TAX BAND: C EPC: C**
- **To arrange a viewing, please call 01202 283654**