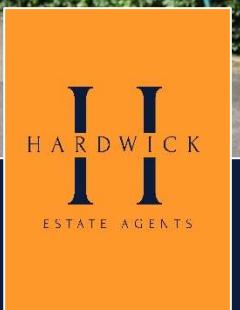




Flat 15 Woodleigh Court
9 Branksome Wood Road, Bournemouth, BH2 6BU



A truly impressive 3 bedroom penthouse offering exceptionally spacious accommodation with a stunning open plan sitting/dining area, 3 bath/shower rooms, large roof terrace, additional balcony, and undercroft parking for 2 cars.

- Impressive penthouse apartment
- 3 double bedrooms
- 3 bath/shower rooms
- Beautifully arranged open plan sitting/dining room
- Luxury fitted kitchen
- Utility room with WC
- 29ft westerly facing roof terrace
- Additional south facing balcony
- Premium location close to Bournemouth's seafront
- Undercroft parking for two cars
- Share of freehold
- Passenger lift

ASKING PRICE:

Guide Price £640,000 (Share of freehold)

EPC RATING: Band C





Property Description

This exceptional penthouse apartment at Woodleigh Court occupies a prime position on Branksome Wood Road, perfectly placed between Bournemouth and Westbourne and just a short walk from the seafront. Set on the top floor, this bright and spacious apartment is superbly presented throughout.

Accommodation

A passenger lift and stairs lead to the top floor, where there are only two apartments.

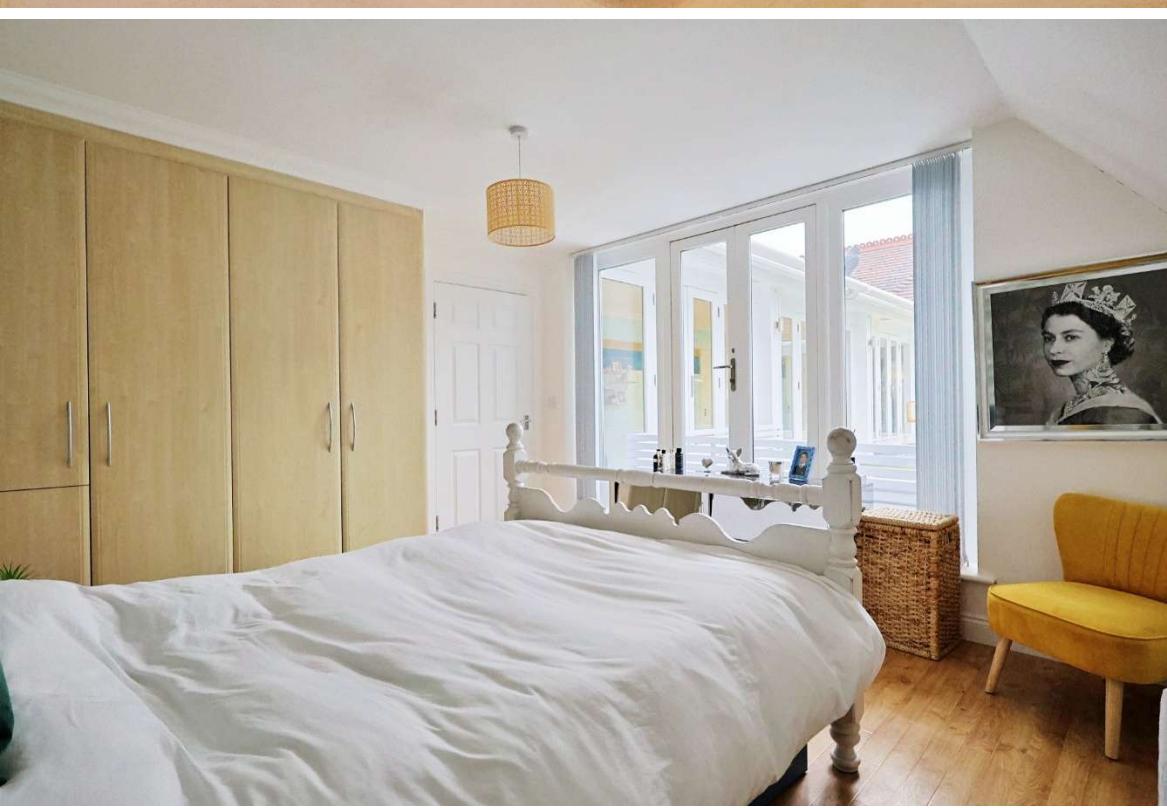
Once inside the apartment there is a generous reception hall with three sets of double doors leading out to the roof terrace. There is excellent storage with a walk in cupboard, airing cupboard and utility room with a wc.

The beautifully arranged open plan sitting and dining room forms the heart of the home, featuring a striking media wall with integrated fireplace, a skylight that floods the space with natural light, and a bespoke built-in bar designed for effortless entertaining. From here, doors open onto both the south facing balcony and the impressive westerly roof terrace, stretching approximately 29ft, creating an outstanding indoor-outdoor living area. The secluded terrace has two large sun awnings.

The recently fitted luxury kitchen is set off the main living space, to the front of the property, complete with an adjoining pantry cupboard, an extensive range of floor and wall units and a range of integrated appliances including an eye level double oven, microwave, hob, fridge freezer and dishwasher.

Three double bedrooms sit at the rear of the property, each with a range of built-in bedroom furniture. The superb main bedroom has a four-piece ensuite, the guest bedroom benefits from its own shower room ensuite, and the third bedroom has direct access to the roof terrace.

Further advantages include two allocated undercroft parking spaces, where the current owners have space to keep a secure storage cupboard for bikes and outdoor equipment.



Outside

Externally, Woodleigh Court is set within beautifully maintained communal gardens, with resident and visitor parking to the front. The building is accessed via a secure entry system, leading into a well kept communal hallway and lift to the top floor, where you'll find a private storage cupboard and the apartment's entrance.

Location

Woolleigh Court enjoys an enviable position on Branksome Wood Road, perfectly placed between the vibrant centres of Bournemouth and Westbourne.

This sought-after location offers the best of both worlds: leafy surroundings and a peaceful residential feel, with independent cafés, boutique shops, and everyday amenities all within easy reach. The building sits opposite Bournemouth's Upper Gardens, where you can stroll into town and continue to Bournemouth's award-winning seafront, offering miles of golden beaches.

Surrounded by an exceptional choice of fitness and leisure amenities you have a choice of nearby gyms including the West Hants rackets and fitness club, Meyrick Park gym and 18 hole golf club as well as lots of entertainment options.

Transport links are strong too, with Bournemouth Station around a mile away with a direct link to London Waterloo. Bournemouth International Airport is only 7 miles away.

Additional information

Council tax band – F

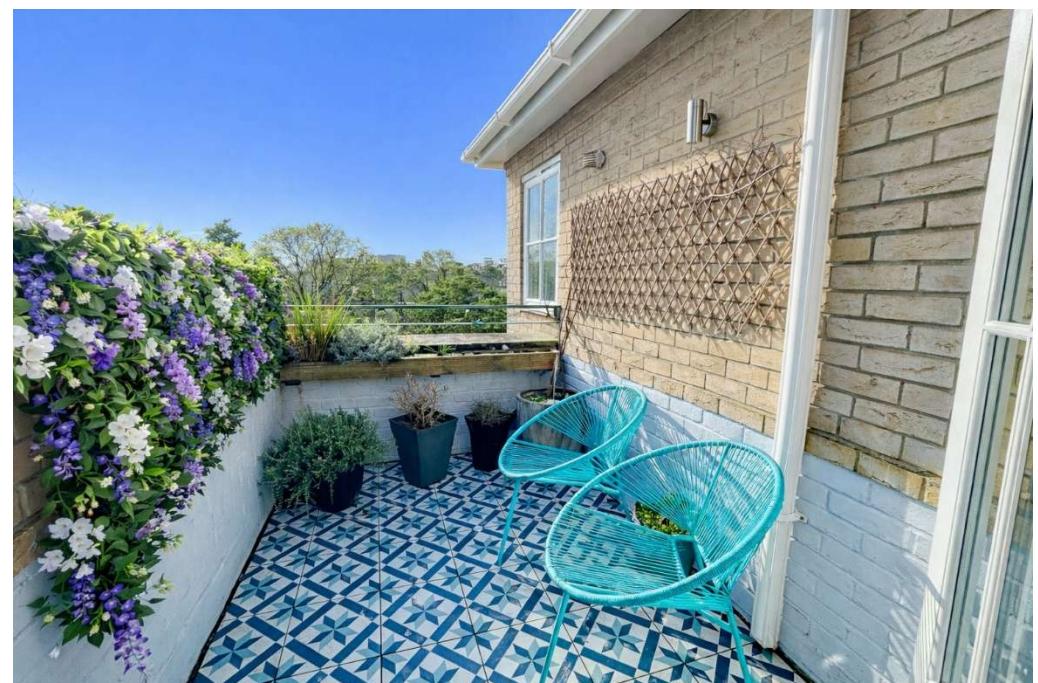
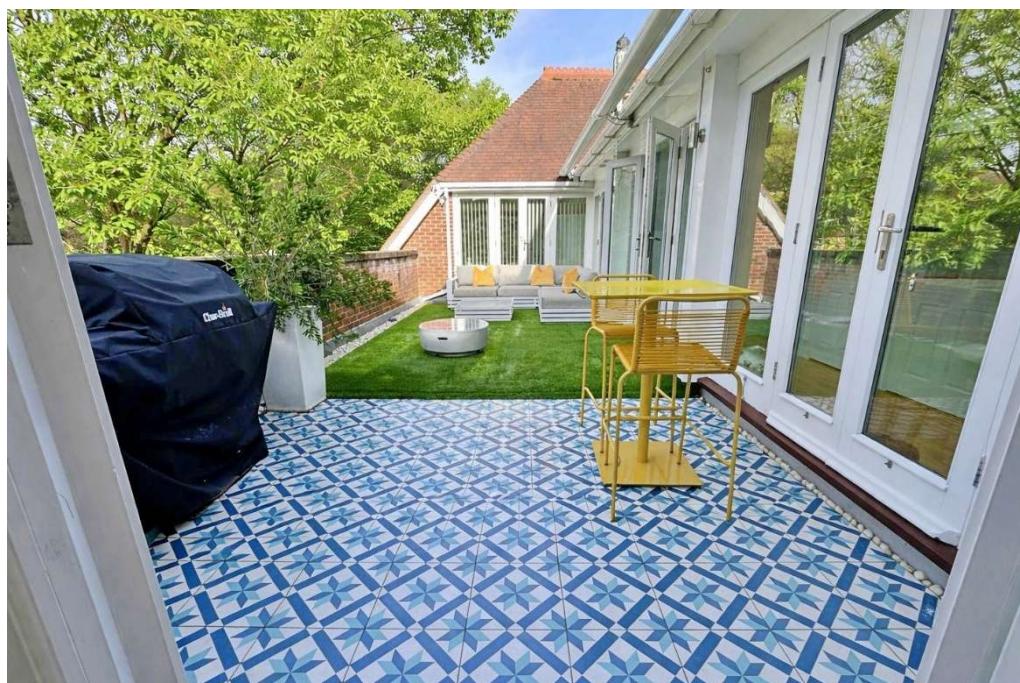
Gas central heating

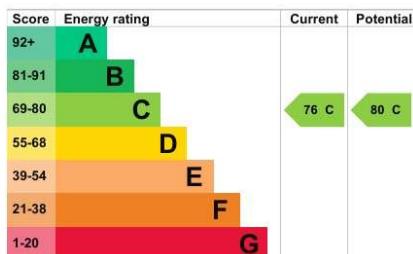
Tenure – Leasehold with a share of freehold

Lease - 999 years, 976 years remaining, end date 01/01/3002

Service Charge - £1,759.22 (01/01/26 – 30/06/26)

Broadband and mobile signal – Refer to Ofcom.org.uk





Total Area (including outdoor space): approx 206.4 m² ... 2222 ft²

All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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