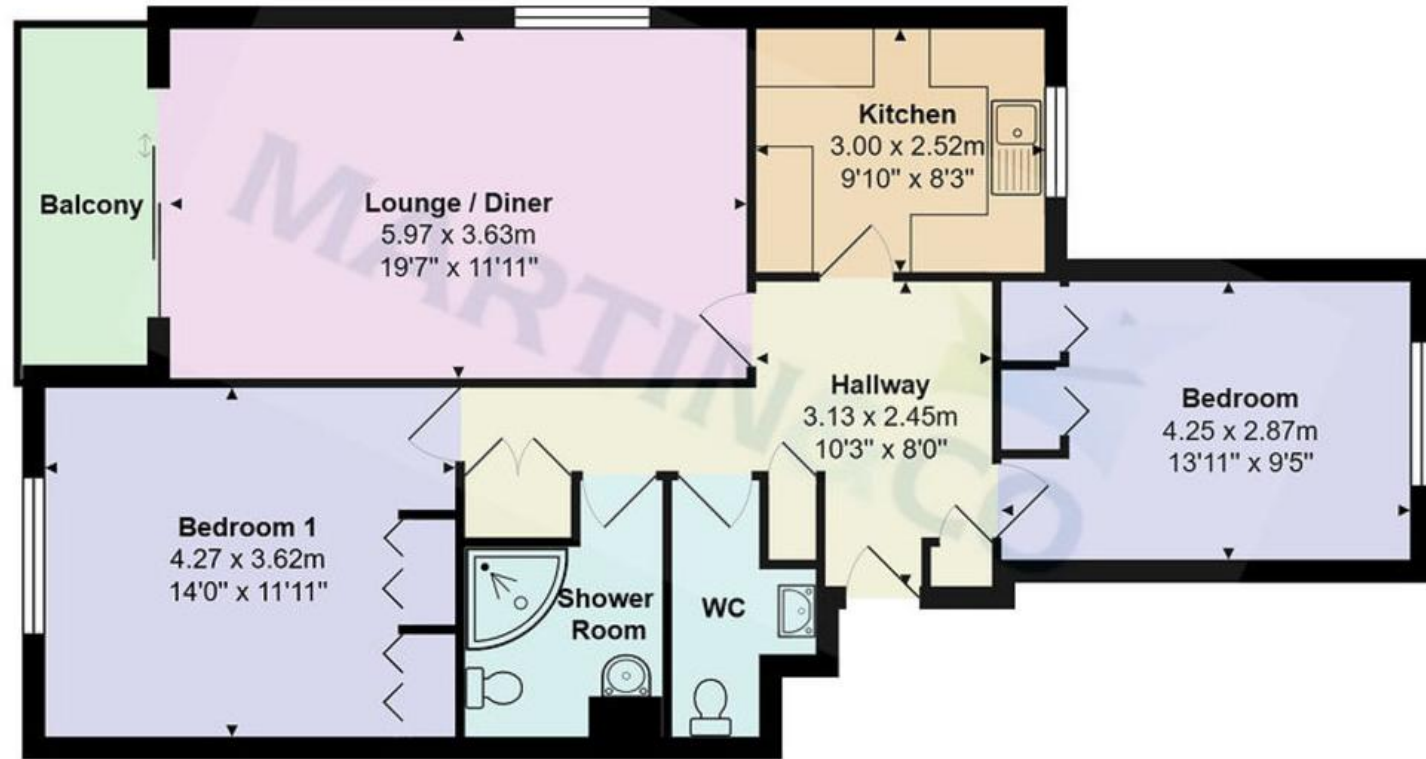


Property Location Westbourne



Total Area: 78.3 m² ... 843 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Martin & Co Bournemouth
• 192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**



Branksome Wood Road, Westbourne

Asking Price Of £239,500

MARTIN&CO

Private South-Facing Balcony

Spacious Two Double Bedroom

Share Of Freehold

No Forward Chain

Tax Band B

Convenient Location

Lounge/Diner

Communal Gardens

Extremely Popular Location

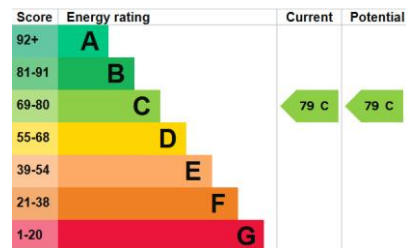


Why you'll like it

Located within the desirable Branksome Wood Road area, this well-proportioned two-bedroom apartment at 10 Granville offers generous living accommodation, a south-facing balcony, and an excellent layout ideal for both permanent residence and holiday living. Upon entering the property, you are welcomed by a spacious central hallway which provides access to all principal rooms and offers useful storage space. The heart of the home is the impressive lounge/diner, measuring approximately 19'7" x 11'11", creating a bright and versatile living area with ample room for both relaxing and entertaining. Large doors open directly onto the private south-facing balcony, allowing natural light to flood the room and providing an ideal spot to enjoy sunshine throughout the day.

The separate kitchen is conveniently positioned adjacent to the living space and is well arranged with a range of fitted units, work surfaces, and space for appliances. The apartment benefits from two well-sized double bedrooms. Bedroom One is particularly spacious, featuring fitted wardrobe space and plenty of room for additional furnishings. Bedroom Two is also a comfortable double room, ideal for guests, family members, or use as a home office.

A modern shower room serves the property, complemented by a separate WC for added practicality. The apartment extends to approximately 843 sq ft (excluding the balcony), offering well-balanced accommodation throughout. Situated in a sought-after situation with direct access to the lovely renowned Bournemouth Upper Gardens, close to the beaches of Westbourne and the amenities of Canford Cliffs, this property combines coastal convenience with comfortable modern living. Also has a secure underground parking space allocated and plenty of visitor parking.



Agent's Note's:

Tenure: Share of Freehold
 Lease Length: 175 years remaining
 Ground Rent: Nil
 Maintenance: £2,300 per six Months
 EPC: C
 Council Tax Band: C

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

