



18 Branksome Wood Road

, Bournemouth, BH4 9JY

Offers In Excess Of £170,000



Road Map



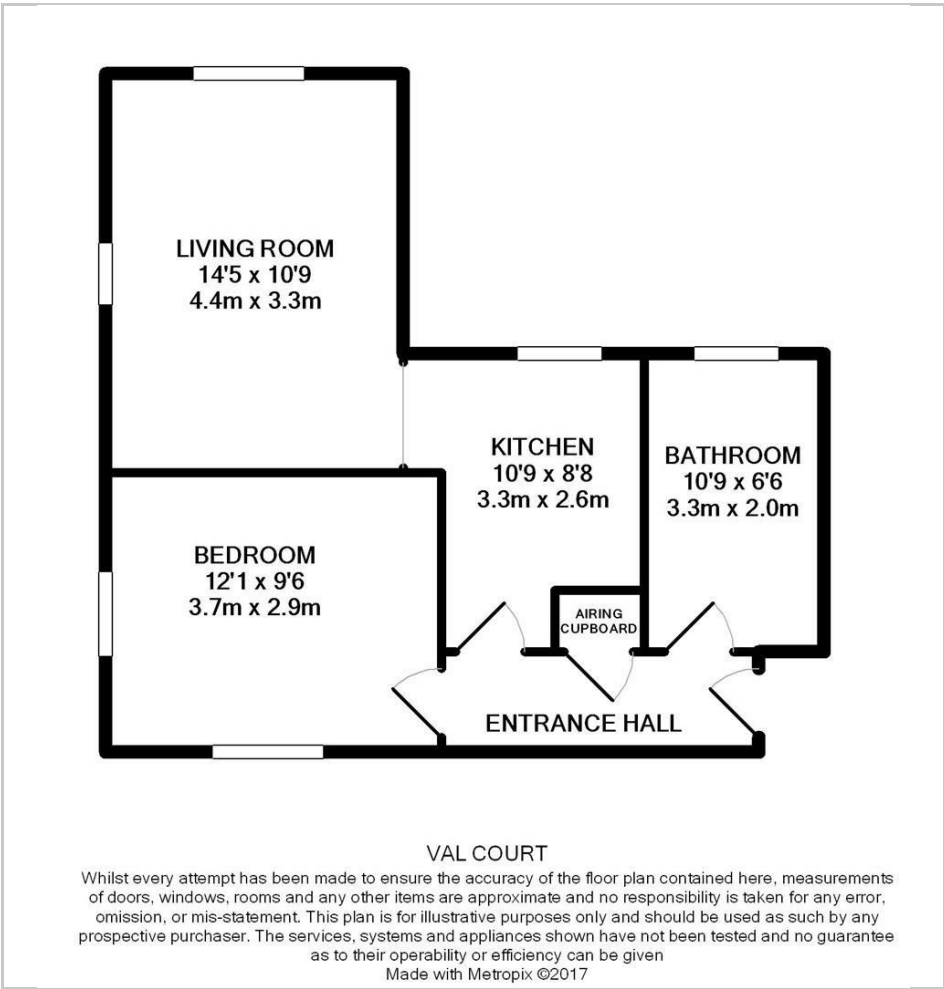
Hybrid Map



Terrain Map



Floor Plan



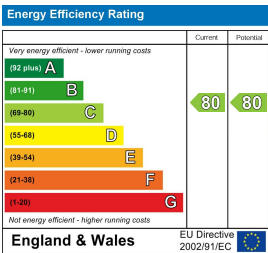
- Top Floor (3rd Floor) Apartment
- Well Presented Communal Grounds
- Semi Open Plan Kitchen/Lounge
- Electric Heating
- Dual Aspect Bedroom
- Spacious Bathroom
- Allocated Off Road Parking
- Viewing Highly Recommended

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**** NO FORWARD CHAIN ** A modern built 1 bedroom Penthouse Style (3rd floor) apartment with allocated parking/ Backing onto Bournemouth Pleasure Gardens and within a short stroll of Bournemouth Town Centre. ** OPEN TO OFFERS ****



HALLWAY

Well-presented communal hallway with stairs leading to the third floor, an oak door to entrance hall with pendant light, smoke alarm Karndean flooring and Dimplex wall heater. Door entry phone and doors to AIRING/STORAGE CUPBOARD with wall mounted electricity consumer unit and meter. Mains pressure twin immersion hot water cistern. Fully glazed door through

OPEN PLAN LOUNGE/KITCHEN/DINING AREA KITCHEN AREA

with spot lights and a range of matching wall and base level high gloss grey handle less units with square edge working surfaces and coloured splash backs incorporating a 1 ¼ bowl single drainer stainless steel sink with mixer tap over and 'Lamona' electric four ring hob with stainless steel chimney style extractor hood over and under counter oven, space and plumbing for automatic washing machine and space for free standing full height fridge freezer. uPVC double glazed window to the front elevation. LOUNGE AREA being of a generous size with central pendant light, dual aspect double glazed windows to both the front and side elevation and Dimplex wall heater, television and telephone points. Continuous Karndean type flooring.

BEDROOM

with central pendant light, dual aspect uPVC windows to both the side and rear elevations and Dimplex wall heater. Continuous Karndean style flooring. Television point.

BATHROOM

being of a generous size with central light, extractor

unit, ¾ tiled walls with modern stylish dado style tiled, chrome heated towel rail and frosted glazed uPVC window to the front elevation. A modern white suite comprising of a close couple WC with dual central flush, vanity style sink unit with chrome mixer tap over and a panel enclosed bath with chrome hand grips and chrome mixer taps with shower attachment over and glazed shower screen. Ceramic tiled floor.

OUTSIDE

ALLOCATED PARKING SPACE & COMMUNAL GARDENS

Council Tax band B

Tenure Long Lease.

Ground Rent £250 per annum

Service Charge TBC

