



**Bournemouth, £275,000**  
Immaculately presented ground floor apartment

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## Bournemouth, £275,000

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- Immaculately presented ground floor apartment
- Private entrance
- Newly decorated including new carpets and fitted blinds throughout
- Located moments from Bournemouth Town Centre and Gardens
- Large living / dining room with balcony
- Separate kitchen with integrated appliances
- Two double bedrooms, one with en-suite
- Contemporary family bathroom
- Two allocated car parking spaces

### Inside Areas

Stunning modern ground floor apartment with private entrance and character appearance having been modernised throughout including redecoration, new carpets and new fitted blinds. There is a good size kitchen with space for small dining table and chairs plus fitted appliances. Separate living / dining room which gives access to the south west facing balcony. Both bedrooms are doubles and have fitted wardrobes, plus en-suite bathroom to the main bedroom. Separate contemporary family bathroom.

### Outside Areas

South west facing balcony accessed from the living room. Two allocated surface car parking spaces. The property backs onto Bournemouth Gardens and is within easy access of all central Bournemouth amenities.

### Location

Superb location close to the heart of Bournemouth Town Centre with all amenities nearby, including all Town Centre shopping facilities and popular eateries and night life, cinemas and theatres, Bournemouth Central Gardens and Pier and award winning Blue Flag awarded safe sandy beaches. Excellent transport links are also available via train, bus services and road networks.

### Tenure & Service Charges


Tenure: Share of freehold – 999 year lease from 1<sup>st</sup> January 2003.

Service Charges: £2,111 per annum.

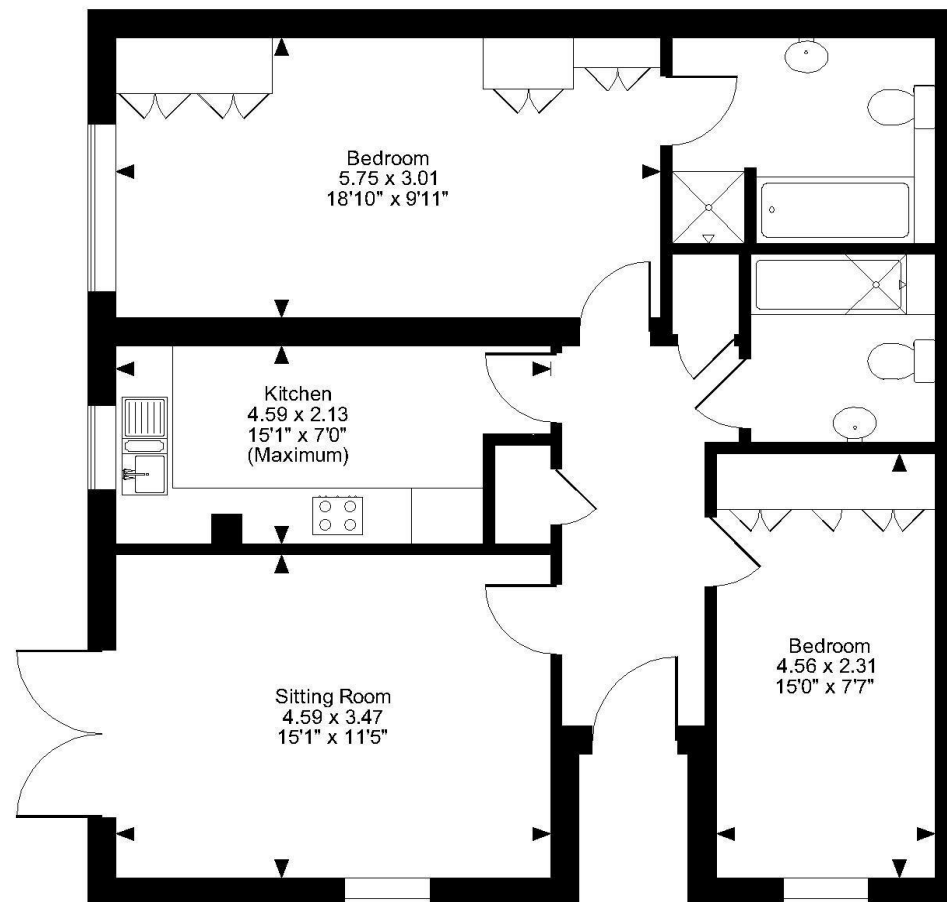
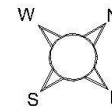
### Council Tax

BCP Council Tax Band E.

### Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	76	78
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Woodleigh Court, Branksome Wood Road, Bournemouth, Dorset  
Approximate Gross Internal Area  
810 Sq Ft/75 Sq M



Ground Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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