



Branksome, Poole, £225,000

Well presented first floor flat in Branksome



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Branksome, Poole, £225,000

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- Well presented first floor flat in Branksome
- Gated development
- Substantial living room with Juliet balcony
- Separate modern kitchen
- Two double bedrooms
- Family bathroom and en-suite shower room
- Well maintained communal gardens
- 1 parking space
- Good transport links
- Ideal first time buy or buy-to-let investment

Inside Areas

A well presented and good size first floor apartment located in a gated development in Branksome. The property comprises entrance hallway with storage cupboard, substantial living/dining room with south facing Juliet balcony, separate kitchen, two bedrooms, en-suite shower room and family bathroom. Neutral decor throughout. Ideal first time buy or buy-to-let investment.

Outside Areas

The property has electric gates leading to parking and well maintained communal gardens.

Location

Branksome is a highly popular suburban area located between Bournemouth and Poole. Nearby are Penn Hill and Ashley Cross Villages and Blue Flag Award Winning safe and sandy beaches are available at Branksome Chine. The property is also close to Westbourne which is a highly popular, cosmopolitan and historic suburban village of Bournemouth. It sits on the Bournemouth / Poole border and offers easy access to Redlands Retail Park. The Bournemouth Wessex Way is very close and gives direct access to the A31 onto the M27 motorway with London approximately 2 hours commute. There is also the fast train service to London which is easily accessible from Parkstone & Bournemouth Railway Station.

Tenure & Service Charges

Tenure: Leasehold - vendor advised 155 years from 2004 136 years remaining

Service charges: £1254 per annum, plus £175 ground rent increasing to £250 PA from 2029

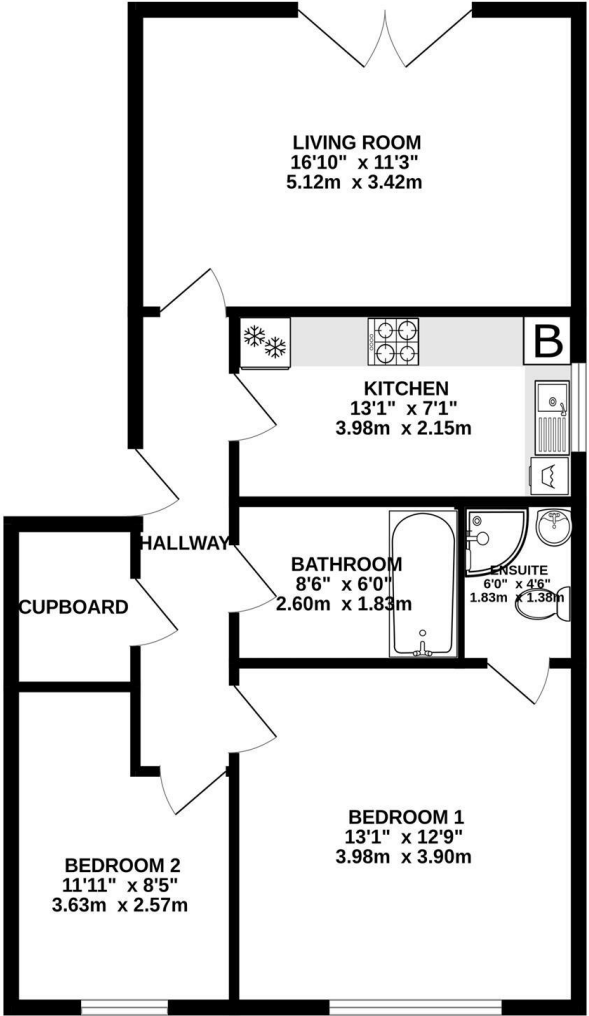
Council Tax

BCP Council Tax Band C.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
707 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.6 sq.m.) approx.

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