

MRKT

PROPERTY EXPERTS

28-30 Branksome Wood Road,

£900 Monthly

TO LET



Property Features:

- Unfurnished
- 1 Weeks rent payable on reservation
- Available Now
- Electric Heating
- Unfurnished
- 1 Weeks rent payable on reservation

Description

This well-presented ground floor purpose-built apartment is situated backing directly onto Bournemouth Gardens where you can take a pleasant walk down to Bournemouth pier approach and the award-winning sandy beaches. Also just a short distance away is Westbourne village offering a superb range of independent shops bars and restaurants

The entrance hallway provides access to all principal rooms and houses a large storage cupboard. The lounge diner is a bright double aspect room with plenty of space for a sofa suite and chairs in the lounge area as well room for a good-sized dining table and chairs at the opposite end of the room. The kitchen is fitted in a modern style with a range of base and eye-level cupboard and drawer units and adjoining work surface areas. There is a fridge freezer and washing machine provided, a large storage cupboard and there is a side aspect window again enjoying a pleasant wooded outlook.

The bedroom is a double room with ample space for large bedroom furniture.

The bathroom is fitted in a modern style with a white suite comprising a paneled bath with an electric shower over and pedestal wash hand basin.

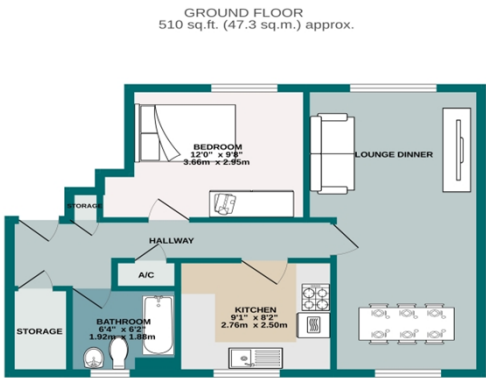
Outside, the block is situated in a convenient location for Westbourne and Bournemouth and backs onto Bournemouth Gardens.

Parking -
There is one allocated underground parking space and overground first come first serve overspill

Room Dimensions

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-
-
-

Floor Plan



GROUND FLOOR
510 sq.ft. (47.3 sq.m.) approx.

TOTAL FLOOR AREA: 510 sq.ft. (47.3 sq.m.) approx.
*These figures are approximate and should not be used for legal purposes. The actual floor area may vary slightly from the figures shown on this plan. The floor area is measured to the internal face of the walls and includes the area of any internal stairs, landings, etc. The floor area does not include the area of any external stairs, landings, etc. The floor area is measured to the internal face of the walls and includes the area of any internal stairs, landings, etc. The floor area does not include the area of any external stairs, landings, etc.

EPC Certificate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	