



Overbury Manor, 73 Branksome
Wood Road Westbourne BH12 1HS

A bright & spacious two bedroom top floor
apartment adjacent to the Bournemouth Gardens.
O.I.E.O. £204,995

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& HALL**

Albury & Hall are delighted to be offering this bright & spacious two-bedroom top floor apartment. The development has in the last year undergone a major refurbishment program with new roof, refurbished communal hallways, new communal front door and entry phone system.

The property is situated in a great location just yards from Coy Pond and the Bournemouth Pleasure Gardens which provides a delightful woodland walk through to Bournemouth town centre. Westbourne village is within easy reach with its cafes, bars and restaurants alongside exclusive boutiques and the usual High street amenities. There are excellent transport links with a bus service on Surrey Road plus easy access by both road and rail to Southampton and London and an excellent public transport system including National Express running through Westbourne itself.

Carpeted communal hallways with stairs lead to the top floor where the front door opens into the entrance hall with entry phone system and all principal rooms leading off. The bright dual aspect lounge/dining room has two distinctive parts and a door out onto the balcony. The kitchen is a good size with base & eye level cupboards, ample work top space, tiled splash backs and wall mounted combi boiler. There are two large double bedrooms and a modern fully tiled bathroom with a white three-piece suite, wall mounted shower and space & plumbing for washing machine. A single garage is conveyed with the property with parking space in front. There are many attractive features including gas central heating, double glazing throughout, security entry phone system and a share in the freehold. Viewing is highly recommended to appreciate all this apartment has to offer.

The vendor has supplied the following information:

Tenure: Share in the freehold with 999-year lease from 1960.

Maintenance: March19 - June19 quarter £321.25.

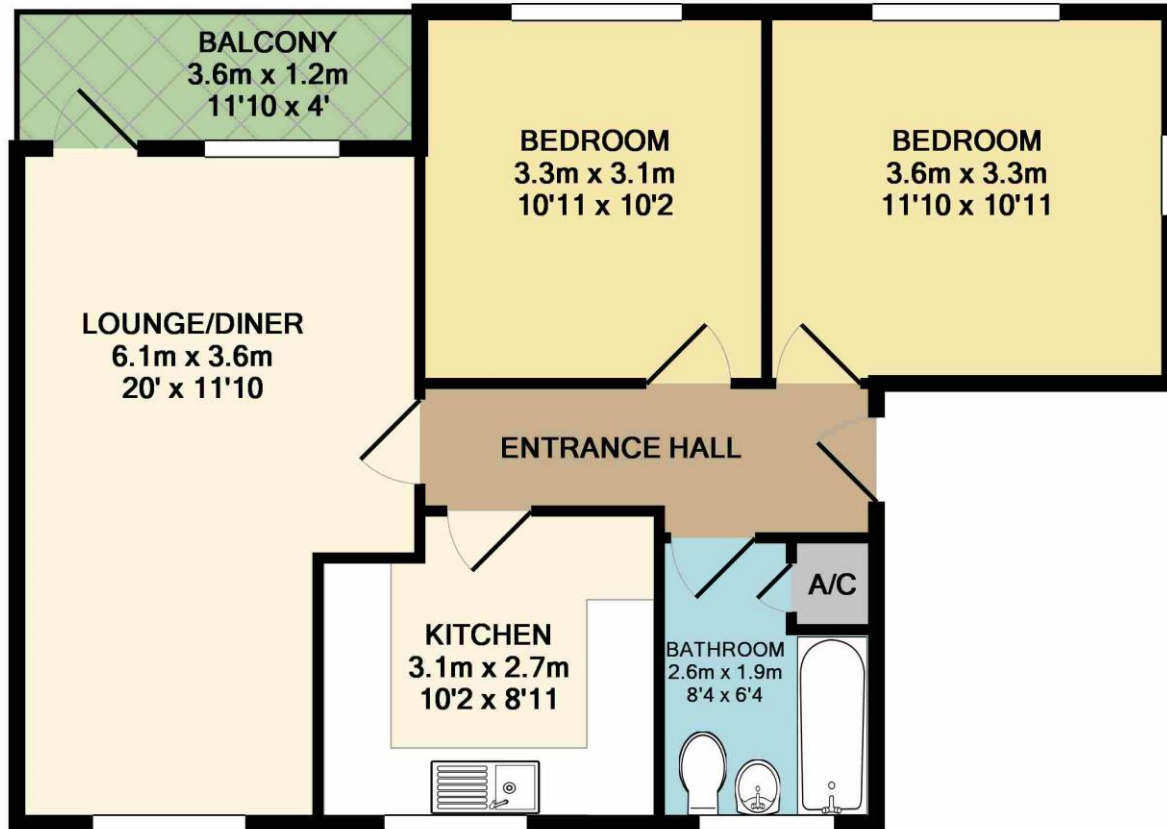
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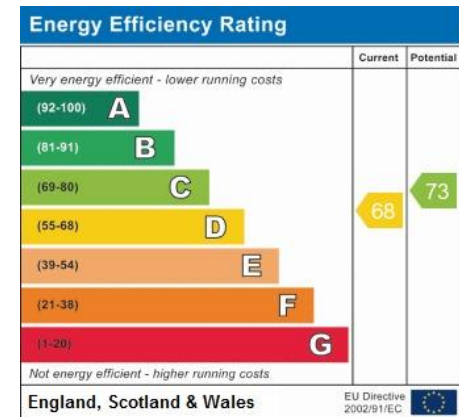


TOTAL APPROX. FLOOR AREA 60.0 SQ.M. (646 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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COUNCIL TAX - BAND B



PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

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BOURNEMOUTH GARDENS