



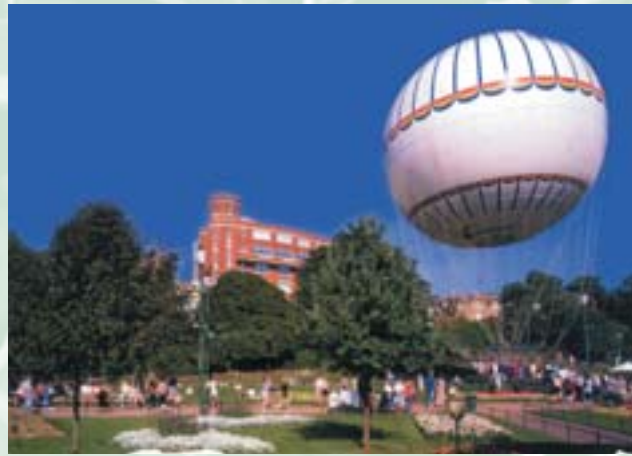
Woodleigh

9 BRANKSOME WOOD ROAD · BOURNEMOUTH COURT

A DISTINCT DEVELOPMENT OF THIRTEEN 2/3 BEDROOM APARTMENTS AND
TWO 3 BEDROOM PENTHOUSES CLOSE TO BOURNEMOUTH GARDENS

A&R
ANKERS & RAWLINGS
DEVELOPMENTS LTD

*Bournemouth town centre is listed in the top 25 UK shopping centres
with wide pedestrianised boulevards lined with al fresco cafés.*



*2,000 acres of parks and gardens, 280,000 summer bedding plants,
200 ornamental floral pedestals and 30 flower-filled roundabouts*



Thanks to early plans in the 19th century Bournemouth is now regarded as a “**Garden City by the Sea**”. Acres and acres of parks and gardens make up one-sixth of the borough.

Two hundred years on from its formation Bournemouth is a green horticultural oasis with a list of awards for beauty, floral excellence and cleanliness.

The two mile long Victorian Pleasure Gardens have become the ‘Leisure Gardens’ of today - resplendent in the spring with blossoms and carpets of bulbs, highly scented in the summer, and golden in the autumn as the leaves change colour.

A unique “**Gardens of Excellence**” programme has not only inspired the rejuvenation of Bournemouth’s original gardens, it has also helped create colour across the town and beautiful pockets of calm, like Branksome Wood Road where Woodleigh Court can be found.

The town’s namesake the “Bourne” stream meanders down through the Gardens to meet the sea at the pier.



Artist impression



Woodleigh Court is a new development of 15 two and three bedroom apartments each with an en-suite shower room off the main bedroom. The apartment block comprises four floors with two apartments on the ground floor, six on the first and second floors and two 3 bedroom penthouses on the third floor.

All the apartments are finished to local builders, Ankers & Rawlings exceptionally high standard and most have balconies or a terrace.

Traditional building techniques, attention to detail and the very latest in technology combine to provide the convenience of new homes in a very attractive and exceptionally desirable location close to Bournemouth Gardens, just a short stroll from the Town centre and Meyrick Park where you can sit and watch the cricket on balmy summer evenings, play a round of golf or just enjoy a pleasant stroll.



Site Plan (not to scale)

Ground Floor

Apartment 1

Living room	4.6 x 3.5	15'1" x 11'6"
Kitchen	3.8 x 2.2	12'6" x 7'2"
Bedroom 1	5.8 x 2.9	18"11"x 9'8"
En-suite		
Bedroom 2	4.6 x 2.4	15"1" x 7'11"
Bathroom		

Apartment 2

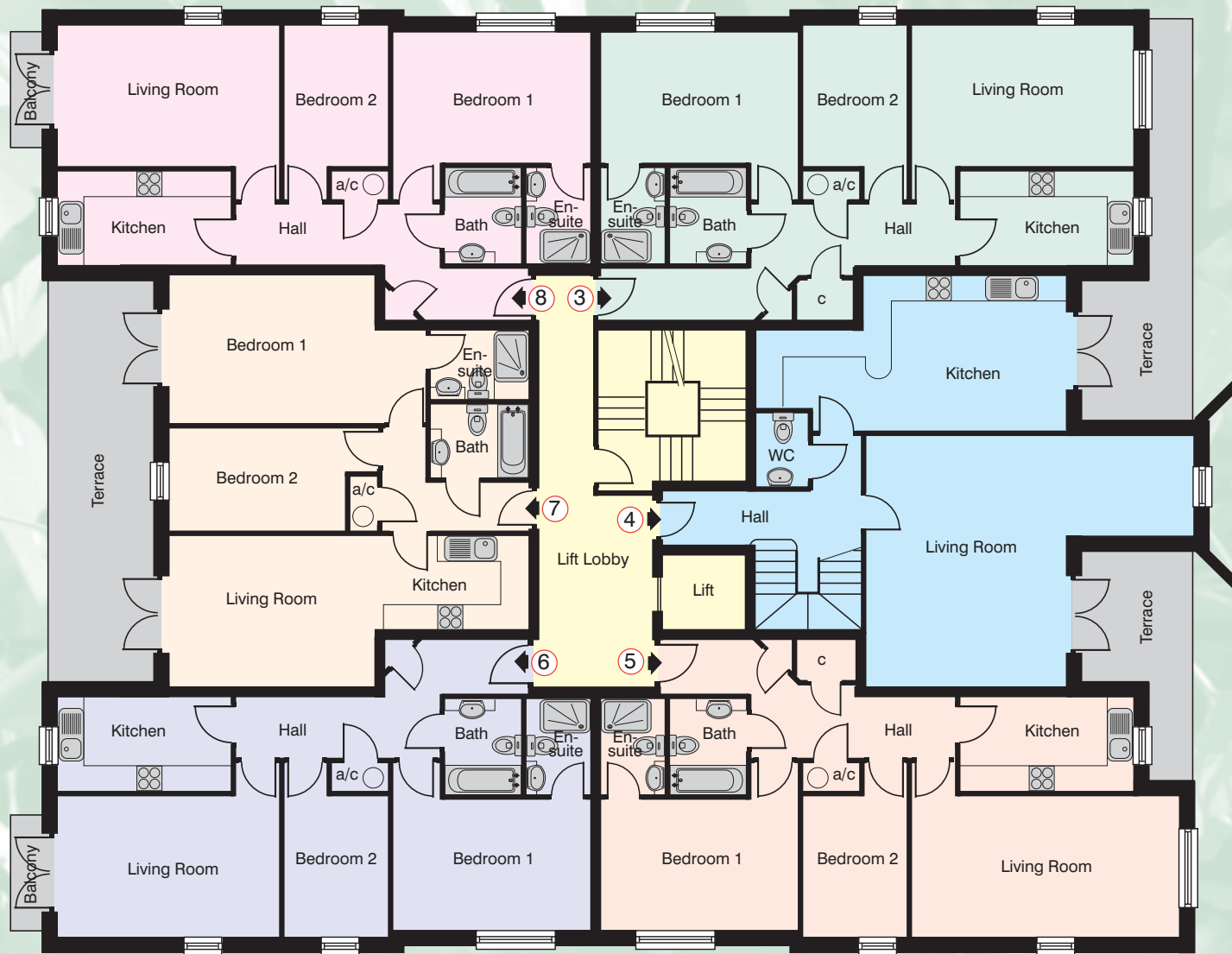
Living room	4.6 x 3.5	15'1" x 11'6"
Kitchen	3.8 x 2.2	12'6" x 7'2"
Bedroom 1	5.8 x 2.9	18"11"x 9'8"
En-suite		
Bedroom 2	4.6 x 2.4	15"1" x 7'11"
Bathroom		

Residents Parking

All dimensions are approximate and may be subject to minor changes



First Floor



Apartments 3, 5, 6 & 8

Living room 6.2 x 3.3 20'4" x 10'11"
 Kitchen 4.0 x 2.2 13'1" x 7'3"
 Bedroom 1 4.6 x 3.0 15'0" x 10'0"
 En-suite shower room
 Bedroom 2 3.3 x 2.4 10'11" x 7'11"
 Bathroom
 Terrace or Balcony

Apartment 4

(Lower Floor)

Living room 7.5 x 5.9 narrowing to 2.8
 24'9" x 19'5" narrowing to 9'4"
 Kitchen 4.7 x 3.5 15'5" x 11'6"
 WC
 Terrace

Apartment 7

Living/
 Kitchen 8.8 x 3.5 narrowing to 2.2
 26'10" x 11'8" narrowing to 7'4"
 Bedroom 1 4.7 x 3.4 15'5" x 11'3"
 En-suite shower room
 Bedroom 2 4.0 x 2.4 13'3" x 7'11"
 Bathroom
 Terrace

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Second Floor

Apartments 9, 10, 11 & 13

Living room 6.2 x 3.3 20'4" x 10'11"
 Kitchen 4.0 x 2.2 13'1" x 7'3"
 Bedroom 1 4.6 x 3.0 15'0" x 10'0"
 En-suite shower room
 Bedroom 2 3.3 x 2.4 10'11" x 7'11"
 Bathroom
 Terrace or Balcony

Apartment 4

(Upper Floor)

Bedroom 1 4.7 x 4.1 15'5" x 13'7"
 En-suite shower room
 Bedroom 2 4.7 x 3.5 15'5" x 11'6"
 Bedroom 3 4.4 x 2.3 14'5" x 7'8"
 Bathroom

Apartment 7

Living/
 Kitchen 8.8 x 3.5 narrowing to 2.2
 26'10" x 11'8" narrowing to 7'4"
 Bedroom 1 4.7 x 3.4 15'5" x 11'3"
 En-suite shower room
 Bedroom 2 4.0 x 2.4 13'3" x 7'11"
 Bathroom
 Terrace

All dimensions are approximate and may be subject to minor changes



Third Floor



Penthouse 14

Living room	9.4 x 7.6	30'10" x 24'11"
Kitchen	4.4 x 2.4	14'6" x 8' 1"
Bedroom 1	4.9 x 4.7	16'1" x 15' 8"
En-suite shower room		
Bedroom 2	6.3 x 5.6	20'9" x 18'5"
Bedroom 3	4.0 x 3.5	13'2" x 11'7"
Bathroom		
Terrace		

Penthouse 15

Living room	7.4 x 4.2	24'3" x 14'1"
Kitchen	4.4 x 3.3	14'6" x 10'11"
Bedroom 1	4.9 x 4.7	16'1" x 15'8"
En-suite shower room		
Bedroom 2	6.3 x 5.6	20'9" x 18'4"
Bedroom 3	4.0 x 3.5	13'2" x 11'7"
Bathroom		
Terrace		



All dimensions are approximate and may be subject to minor changes

High Specification



Photograph shows typical installation in other Ankers & Rawlings developments.

- Landscaped grounds
- Allocated basement and surface parking
- Lift access to all floors
- Security door entry system
- 10 year NHBC Buildmark warranty
- Gas fired central heating with thermostatic radiator valves
- High specification fitted kitchen including, integrated oven, hob, extractor hood, dishwasher, fridge/freezer, waste disposal unit and space for washing machine
- White painted timber double glazed windows and balcony doors (where appropriate)
- Carpet fitted to all common areas
- Decorative coving and architrave to hall and lounge (Penthouses only)
- Coving fitted to all rooms
- Matching skirting and architrave throughout
- Low voltage lights to kitchen
- Fitted smoke detectors
- Satellite TV points to lounge and main bedroom
- Ample power points throughout
- High quality sanitaryware
- Choice of worktop colours to kitchen for early reservations





Location

Woodleigh Court is ideally located to take advantage of Bournemouth's travel network.

The A338 Bournemouth Wessex Way provides direct access to the M27 South Coast Motorway to Southampton, Portsmouth and the M3 to London.

The mainline railway service operates hourly from Bournemouth to London Waterloo and Bournemouth International Airport is just a few miles away.

From nearby Poole a regular ferry service operates to France and the Channel Islands.





JOINT SELLING AGENTS

TEL: 01202 548855

301 Wimborne Road, Winton Banks, Bournemouth
www.teamprop.co.uk



TEL: 01202 311888

20 Poole Hill, Bournemouth
www.frostandco.net

DEVELOPERS



Unit 5, Mitchell Road, Fernside Park, Ferndown Industrial Estate,
Dorset BH21 7SG Tel: 01202 861776
email: info@ankers-rawlings.com

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