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**Flat 12 Parkbury, 14 Balcombe Road,
Branksome Park, Poole, Dorset, BH13 6DY**

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SHARE OF FREEHOLD PRICE £800,000

A substantial three bedroom, second floor apartment approaching 1,500 square feet plus a double garage and set in a tranquil environment on Balcombe Road in the sought after Branksome Park. One of the most prestigious buildings in the road, this gated development of 14 apartments is set in two blocks each having their own entrance, security entryphone system and passenger lift servicing all floors. Flat 12 is an immaculately presented home with two reception rooms, fully fitted kitchen/breakfast room, utility room, a luxury en suite shower room, further bathroom and additional cloakroom, along with a wonderful southerly 23'5" x 7'1" balcony and a double garage. This highly desirable apartment has a feeling of serenity with delightful sylvan and lawned views over the landscaped grounds.

- Three bedroom second floor apartment set in an exclusive gated development
- Very appealing, well presented and approaching 1,500 square feet
- Generous southerly balcony with delightful views over the beautiful, well-tended communal gardens
- Spacious sitting room with sliding double glazed doors to patio providing a lovely outlook and an ornamental fire surround with electric flame effect fire
- Kitchen/breakfast room fitted with Bosch appliances to include double oven, 4 ring gas hob and dishwasher
- Master bedroom with fitted wardrobes, door out to balcony and stylish modern en suite bath/shower room.
- Two further bedrooms with built in wardrobes,
- Separate utility room and additional cloakroom
- 16'7" x 15'11" Double garage with electric up and over door and power points
- A peaceful setting with immaculate communal areas and extensive visitor parking spaces
- Prestigious gated community, run by a very efficient management company
- PLEASE NOTE, THE OWNER WILL NEED TO FIND A FORWARD PURCHASE

Balcombe Road is a quiet road set in a prime location in this exclusive area of Poole. Ideally located for Westbourne shops, just over half a mile away. M&S, Tesco and Lidl are all close by. The beautiful sandy beach at Branksome Chine is a 4 minute drive and just over a mile walk through the chine and both Bournemouth and Poole town centres are easy striking distance by car or public transport. Convenient access to the A338 for the M27 to Southampton and London.

Westbourne - 0.3 miles; Bournemouth – 2 miles; Poole – 3.6 miles; Mainline Station – 0.6 miles; Southampton – 35 miles; London - 110 miles.

Tenure: Share of freehold. 999 years lease from 2017

Maintenance: Approximately £3000 per annum.

COUNCIL TAX BAND: G

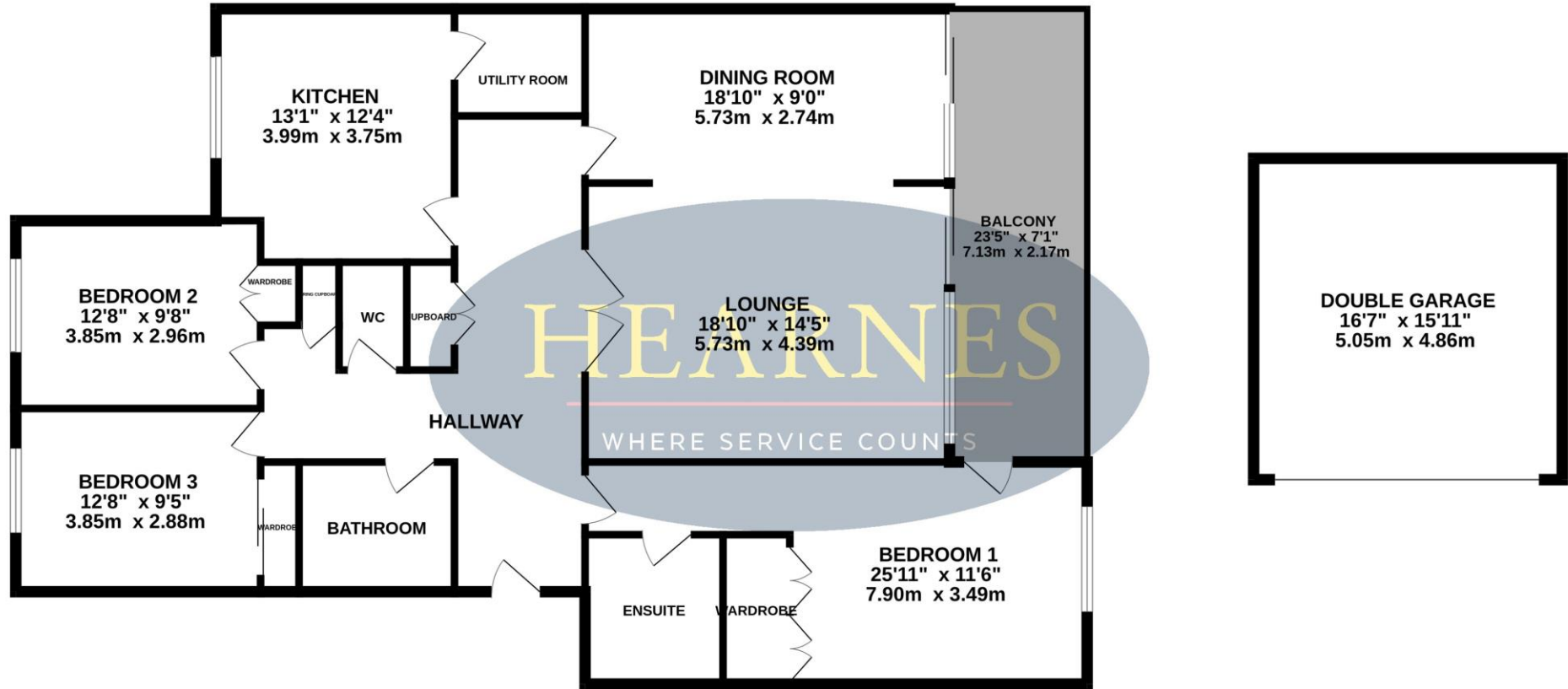
EPC RATE: C





SECOND FLOOR
1468 sq.ft. (136.4 sq.m.) approx.

GARAGE
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1468sq.ft. (136.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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