

Valentine Court

5 Wilderton Road West, Branksome Park BH13 6EF

£450,000

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ESTATE AGENTS





## Property Summary

An elegant three bedroom second floor top floor apartment situated in the prestigious Branksome Park location, just a moments walk to nearby amenities. The property offers spacious accommodation, three bathrooms, garage and a sunny aspect balcony.



## Key Features

- Open entrance hall
- Living/dining room
- Kitchen/breakfast room
- Three double bedrooms
- Three bathrooms
- Sunny aspect balcony
- Secure electric gates allowing access into the development
- Lift access
- Good size garage



## About the Property

Upon entering Valentine Court, there is a communal hallway with an elevator rising to the second (top) floor. The apartment is the only one situated on this floor so there is a true sense of privacy when accessing the property and the lift is conveniently situated by the entrance door.

When entering the property, you are greeted by a large reception hallway which acts as the heart of the apartment. The living/dining room is a generous size and enjoys tree top views and direct access via sliding doors to a private balcony which has plenty of space for seating and dining.

The fitted kitchen/breakfast room has a comprehensive range of units which provide plentiful storage, a breakfast bar and range of integrated appliances.

Of particular note are the general sizes of the bedrooms as they are all more than comfortable double rooms. The principal bedroom has a large ensuite which includes a full-size bath, whilst the second bedroom has a convenient ensuite shower room. The third bedroom is also accommodated by a third shower room.

The development is approached through electrically operated gates and positioned discreetly behind the main building is the garage. The garage has an up and over door and extra length which allows for considerable storage. The grounds are surrounded with mature planting.

We feel this is a superb apartment that would make an ideal primary residence and we have no hesitation in recommending viewings.

Tenure: Share of Freehold

Lease Length: 999 years from 1997

Service Charge: £735 per quarter plus an additional £300 towards the reserve fund.

Council Tax Band: F

We have been advised that pets and holiday lets are not permitted.

SECOND FLOOR  
1254 sq.ft. (116.5 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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## About the Location

Valentine Court is situated approximately midway between the town centres of Poole and Bournemouth. Ideally located to take full advantage of the vibrant Westbourne village, renowned for its boutique shopping and leisure facilities, such as the Blue Flag beaches of Branksome Chine and the world famous Sandbanks Peninsula.

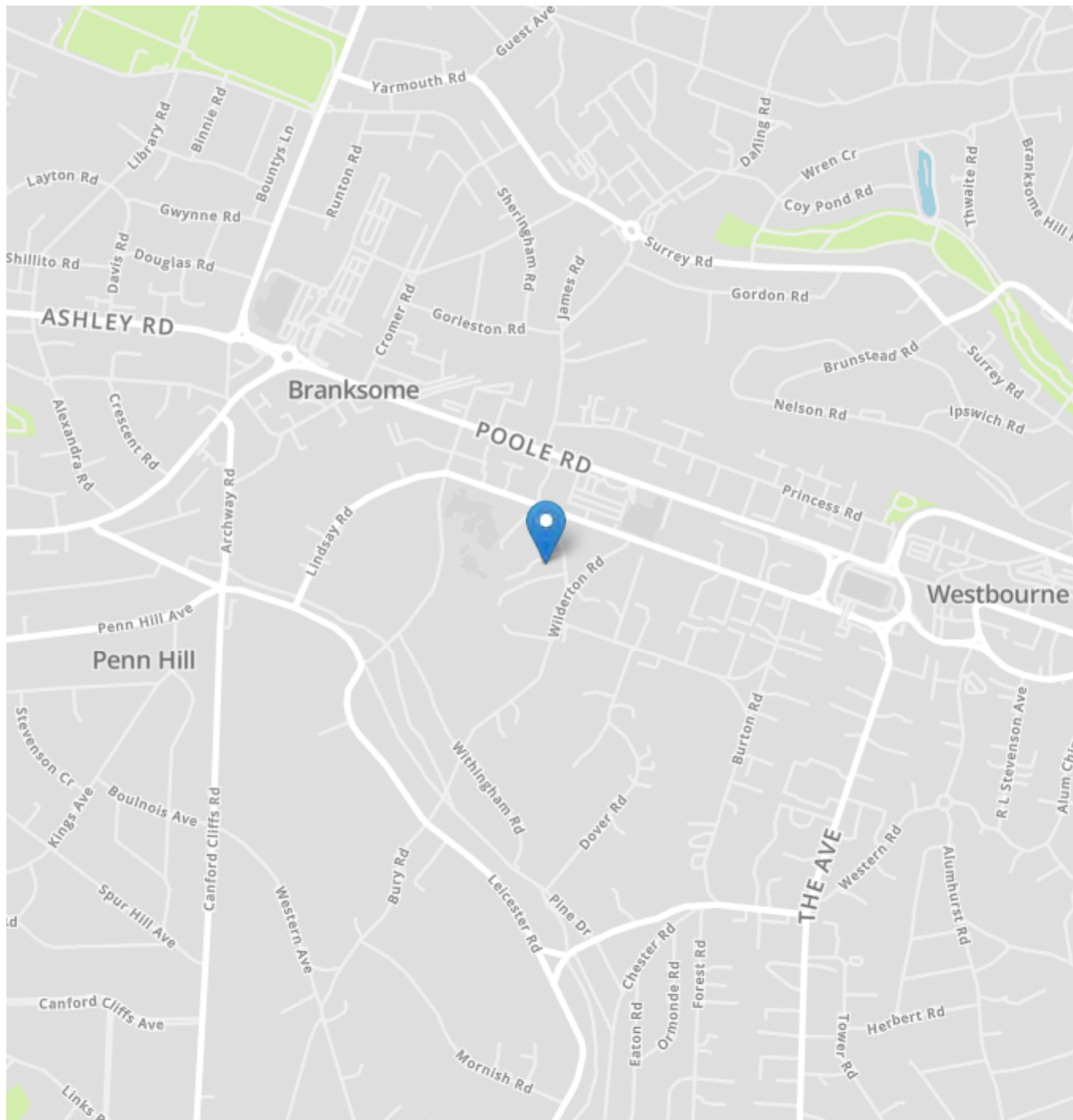


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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