



**Flat 6 Balcombe Court, 4 Balcombe Road
Branksome Park, BH13 6DY**

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SHARE OF FREEHOLD PRICE £550,000

An extremely spacious 3 double bedroom, 2 reception room second floor apartment boasting over 1500 sq. ft of living accommodation and set in a development of just 7 others in a desirable Branksome Park location. The property is sold with no forward chain and offers huge potential for personalisation and modernisation. The property is neat and clean and has been modernised in parts enjoying a southerly aspect and is situated on the south/west side of the development. The apartment benefits from a balcony with views over the garden, 2 shower rooms, cloakroom, kitchen/breakfast room, with a separate utility area, excellent storage cupboards and a double garage. The property enjoys treetop views above the well-tended communal gardens below, has visitor parking to the front, entry phone system and a passenger lift servicing all floors. Balcombe Court was built approximately 40 years ago and consists of just 8 flats set over 4 floors.

- Extremely bright and spacious second floor apartment in a desirable Branksome Park location
- No forward chain, neat and clean and offering potential for modernisation and personalisation
- 3 double bedrooms, family bathroom, ensuite bathroom and cloakroom
- Generous dual aspect kitchen/breakfast room, which has been updated in parts with integrated appliances to include both a gas and induction hob, double oven, extractor and space and plumbing for dishwasher, fridge and freezer
- Separate utility area with a sink, lots of storage and plumbing for a washing machine and tumble dryer.
- Dual aspect lounge/ dining room with large picture window affording treetop views
- Double glazing throughout and gas central heating
- Double garage
- Visitor parking, entry phone system, and passenger lift servicing all floors.
- Beautiful southerly facing communal gardens.

Balcombe Court is ideal for those who want to walk to amenities, being half a mile, flat walk to Westbourne where there is an excellent range of cafes, bars and restaurants including an M&S and close to Tesco on Lindsay Road. The beach and sea at Branksome Chine are a mile away and Poole harbour within 2 miles.

Term of Lease: Share of freehold 999 years from 2005

Maintenance Charges: Approximately £1600 x 2 per annum

COUNCIL TAX BAND: F

EPC RATE: B









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