



**HEARNES**

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**Flat 1 Dene Lodge, 38 Western Road  
Branksome Park, Poole, BH13 6EU**



# Flat 1 Dene Lodge, 38 Western Road, Poole, Dorset, BH13 6EU

## SHARE OF FREEHOLD GUIDE PRICE £325,000

A well presented 3 double bedroom, ground floor apartment with garage and patio, set in a very convenient location with easy access to Westbourne and Branksome Beach. The flat benefits from a spacious dual aspect lounge/dining room leading to an enclosed patio with side gate to the front, fully fitted kitchen/breakfast room with appliances, bathroom, separate w.c. and ensuite shower room, along with new internal doors, double glazed windows, gas central heating and storage. The flat feels more like a bungalow and forms part of a small development of just 12 flats, over 4 floors, set on a very generous corner plot. Having an entryphone system, area of communal parking to the front and garages to the rear.

- Well presented 3 double bedroom ground floor apartment set in a small development of just 12 flats
- Dual aspect lounge/dining room, attractively decorated and with doors out to the patio
- Modern white fitted Shaker style kitchen with wood effect work tops and attractive tiling and integrated appliances to include 4 ring gas hob, double oven, extraction hood, dishwasher, fridge/freezer and space and plumbing for washing machine
- Master bedroom with fitted wardrobes and door leading out to the patio, ensuite with fully tiled recessed shower area and wash basin
- Bedroom two with extensive range of Hale and Murray fitted furniture to include wardrobes, bedside tables and chest of drawers. Further built in wardrobe
- Bedroom three is an attractive shape and currently used as a study with views out to the front
- Recently fitted enclosed patio, with chrome balustrade, glazed enclosures and side gate leading to the front car park
- Gas central heating, double glazing and a serviced boiler
- Garage and visitor parking
- Sold with no forward chain
- Dene Lodge is a low-rise development of 12 flats set over 4 floors and accessed via an entry phone system and lift servicing all floors

Conveniently located on the corner of Western Road and Forest Road being under half a mile to Tesco, and slightly further on to the shops and conveniences at Westbourne and approximately a mile to Branksome Beach and sea.

Lease length: 999 years from 2013

Maintenance fees: approx. £3120 per annum

COUNCIL TAX BAND: E

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





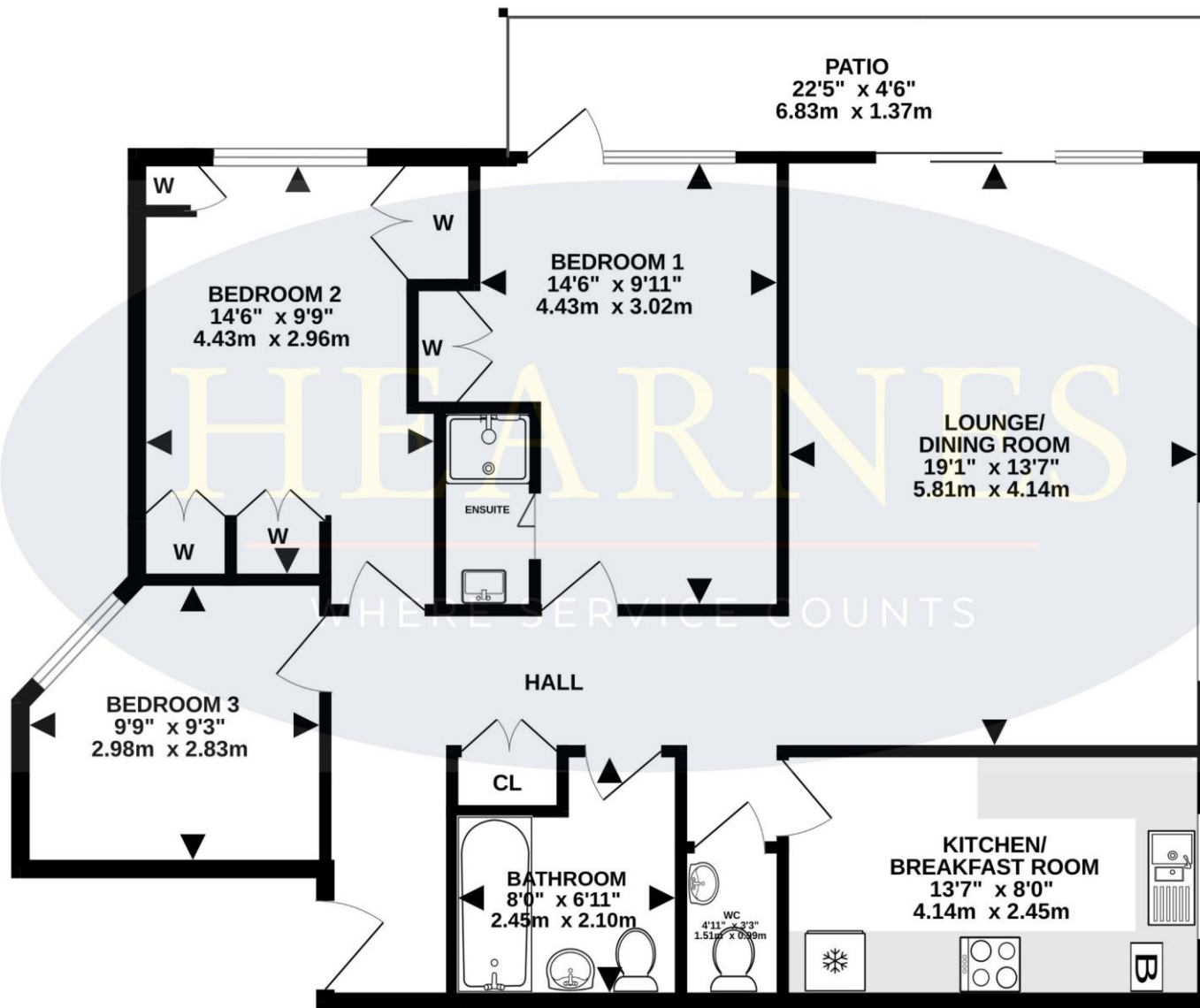




INCLUDING PATIO

TOTAL FLOOR AREA : 1032 sq.ft. (95.8 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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