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Flat 8, Balcombe Tower, 6 Balcombe Road,
Branksome Park, Poole, Dorset, BH13 6DY



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SHARE OF FREEHOLD PRICE £699,950

A very charming and tastefully presented top floor (3rd Floor) 3 double bedroom, 2 bathroom apartment with over of 2200 square feet of accommodation, benefitting from a large south facing balcony, double garage with power and within 0.5 Miles of Westbourne and 1.3 miles of the Branksome Chine Beach. The accommodation comprises of a fabulous spacious entrance hall, generous kitchen/breakfast room, 2 reception areas to include a bright attractive lounge, leading into the dining room, both having access to the balcony. All bedrooms are doubles with fitted wardrobes, and the master having an ensuite bathroom, walk in wardrobe and door leading to the balcony. The apartment has an excellent layout and flow with a grand entrance hall which is central to all the accommodation space, with all windows looking out to the private treetop surroundings. The current owners have cherished their home immaculately for over 16 years and have found an onward purchase. Balcombe Tower is a highly desirable development, built just over 30 years ago and consists of just 8 apartments, over 4 floors and having newly refurbished entrance halls, video entryphone system and passenger lift. The residents own a share of the freehold and is a very well managed block.

- An immaculate top floor (3rd Floor) 3 double bedroom apartment, all with fitted wardrobes and ensuite bathroom in master bedroom with a walk-in wardrobe
- Extremely spacious apartment with 2 generous reception areas with access onto the private south facing balcony
- Fabulous south facing balcony, with electric awning, looking over the communal gardens and treetop views
- Very functional, dual aspect kitchen/breakfast room with plenty of units, cupboards and draws, all with stone worktops over. Integrated appliances to include electric fan oven and grill, electric hob, extractor, fridge/freezer and dishwasher
- Separate utility room with sink, storage units, plumbing and space for washing machine and tumble dryer
- Main bathroom plus separate cloakroom
- Hatch accessing a loft which spans the whole size of the apartment!
- Double garage with electric up and over door, lighting and power. Also, further 8 visitor parking spaces.
- Gas central heating and double glazing throughout
- Newly installed passenger lift to all floors and video entryphone system
- Well tended communal grounds
- The vendors are suited with a property that has no forward chain

Balcombe Tower 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 – 999 years from 1990

Maintenance Charges: £4100 per annum. Which includes £500 towards the sinking fund, gardening, communal cleaning, water rates, lift servicing, managing agent fees and building insurance.

Council Tax Band: G

EPC Rate: C



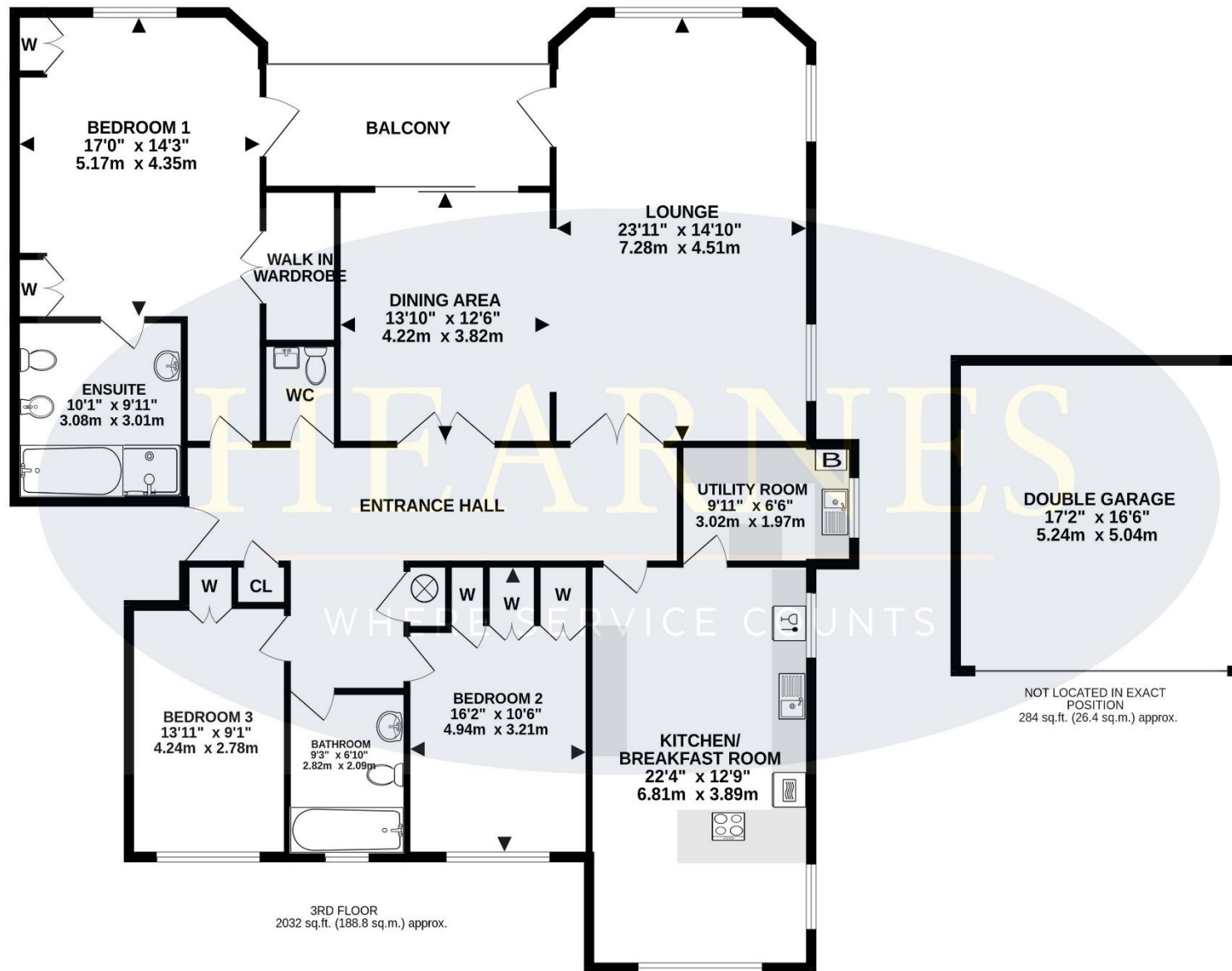




INCLUDING BALCONY AND GARAGE

TOTAL FLOOR AREA : 2316 sq.ft. (215.1 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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www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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