



**Flat 2 Balcombe Court, 4 Balcombe Road
Branksome Park, BH13 6DY**

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SHARE OF FREEHOLD PRICE £525,000

An extremely spacious 3 double bedroom, 2 reception room ground 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, however in its original condition. The accommodation enjoys a southerly aspect and is situated on the south/west side of the development and benefits from a sun terrace with views over the garden, 2 bathrooms, cloakroom, kitchen/breakfast room, with a separate utility area, good amounts of storage cupboards and a double garage. The property enjoys views over the well-tended communal gardens, has visitor parking to the front, entry phone system and a passenger lift servicing all floors. Balcombe Court was built approximately 40 years ago, consists of just 8 flats set over 4 floors and the residents own a share of the freehold and run their own management company.

- Extremely bright and spacious ground floor apartment in a desirable Branksome Park location
- No forward chain, and in its original condition, so offering huge potential for modernisation and personalisation
- 3 double bedrooms. Family bathroom, ensuite bathroom and cloakroom
- Generous dual aspect kitchen/breakfast room with integrated appliances to include gas hob, oven, extractor, fridge/freezer, dishwasher.
- 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 views out to the garden and door leading to patio
- 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 £2,500 Per Annum

COUNCIL TAX BAND: F

EPC RATE: C

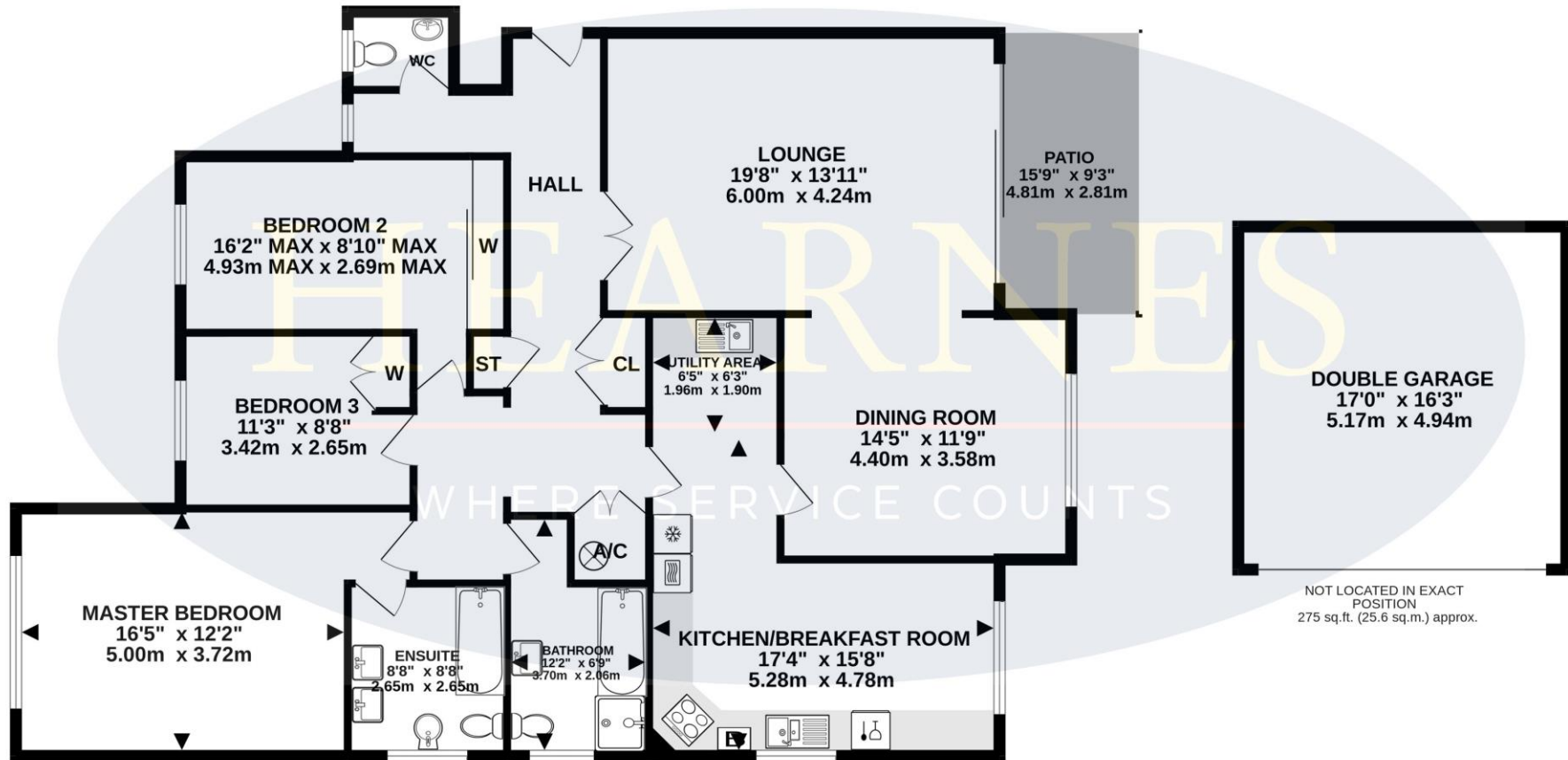






TOTAL FLOOR AREA : 1812 sq.ft. (168.4 sq.m.) approx.

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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GROUND FLOOR
1537 sq.ft. (142.8 sq.m.) approx.





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