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**Flat 11 Dene Lodge, 38 Western Road
Branksome Park, Poole, BH13 6EU**

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SHARE OF FREEHOLD PRICE £335,000

A beautifully presented 3 bedroom, top floor apartment that has been tastefully updated and offering a garage and south facing balcony, overlooking the landscaped grounds. Set in a low rise block of just 12 apartments, the current owners have updated the property to include opening the kitchen and lounge area into a welcoming open plan living space to include a kitchen with integrated appliances, central island, dining and seating areas. There is a very spacious modern bathroom and separate cloakroom. The development is set on a good size corner plot with delightful gardens and benefits from an entryphone system, passenger lifts to each floor, ample visitor parking spaces and a garage block towards the rear. The property is conveniently located with easy access to Westbourne and Branksome Beach.

- Beautifully presented 3 bedroom top floor apartment set in a small development of just 12 flats
- Immaculate presentation with attractive décor and finish throughout
- Open plan kitchen/dining/day room
- Recently fitted kitchen in a range of pale grey handleless units with worktops over and fitted with integrated appliances to include a 4 ring gas hob with extractor, double oven, dishwasher, fridge/freezer and washing machine.
- Bedroom one with fitted wardrobes
- Large family bathroom to include bath, shower, wash hand basin with vanity unit below and further cupboard space
- Southerly facing balcony (see note below*) with views over the communal gardens
- Gas central heating and double glazing
- Garage and visitor parking
- Dene Lodge is a low-rise development of 12 flats set over 3 floors and accessed via an entry phone system and lift servicing all floor

Dene Lodge is set on Western Road in Branksome Park, conveniently located approximately half a mile to Tesco, and slightly further on to the shops and conveniences at Westbourne and under a mile to Branksome Beach and sea. The property is within a few hundred yards to Branksome Chine, providing a wonderful walk down to the sea. Penn Hill is also within a mile and Poole Town Centre and Bournemouth are approximately 2 miles away.

Balcony balustrades are needing to be replaced due to weathering and wear and tear

Lease length: 984 years remaining and having a share of the freehold

Maintenance fees: approx. £3180 Per annum

COUNCIL TAX BAND: E

EPC RATE: C

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

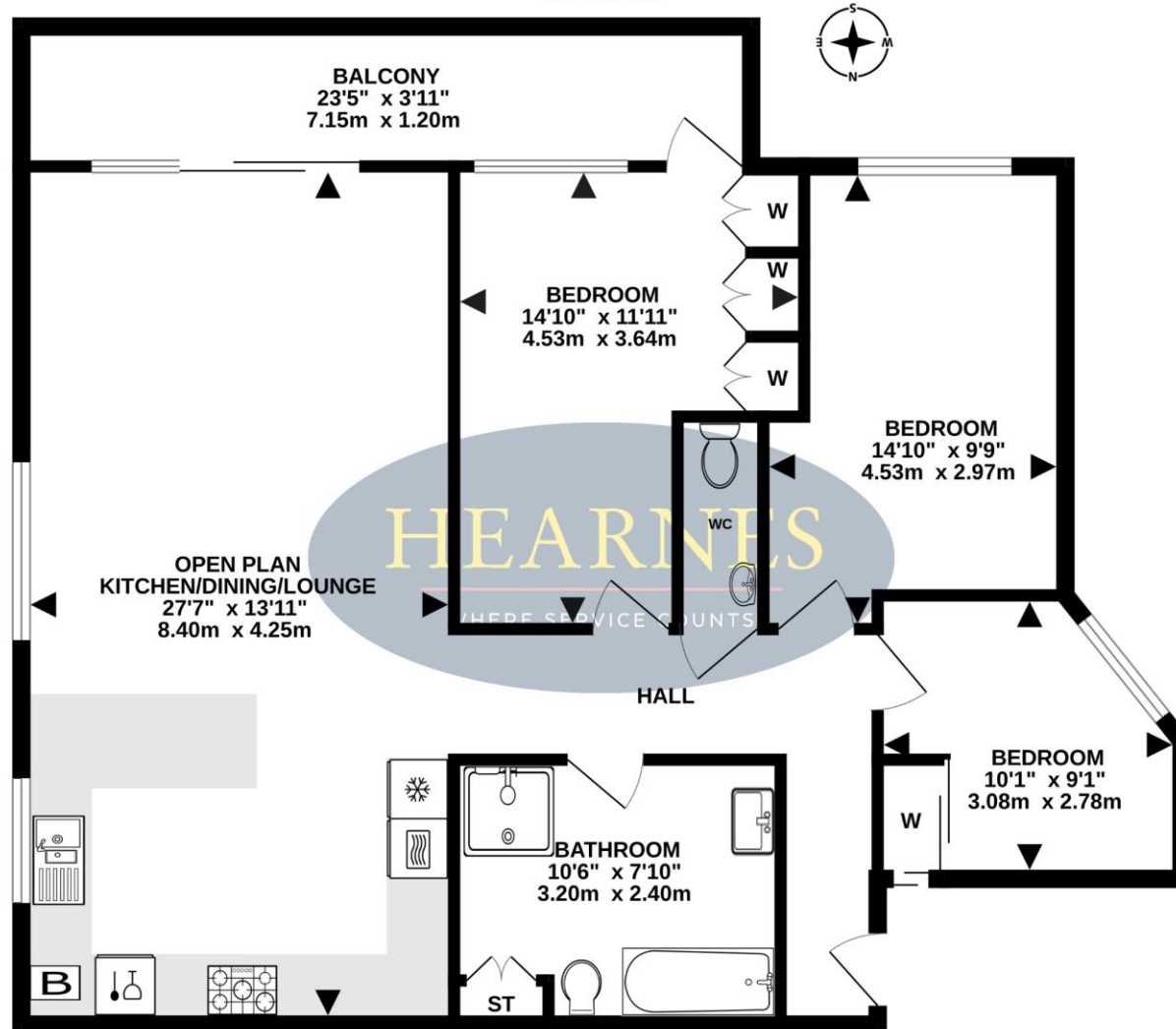




INCLUDING BALCONY

TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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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1028 sq.ft. (95.5 sq.m.) approx.





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