



The Penthouse, Flat 10 Grovelands, 5 Burton Road,
Branksome Park, Poole BH13 6DT





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Leasehold plus Share of Freehold Guide Price £1,000,000 - £1,100,000

A quite spectacular three double bedroom penthouse apartment, less than six years old and set in this extremely popular location, close to Westbourne shops and many other local amenities. This immaculate home offers well planned, spacious accommodation with three balconies. The spacious kitchen/dining/day room is adjacent to the lounge and was originally designed as a complete open plan room, therefore could easily be opened if preferred. However, both rooms are extremely generous and both with vaulted ceilings feels quite capacious. The lounge and master bedroom both have westerly facing balconies, which are a very good size, easily accommodating a table and chairs on each one. The kitchen balcony again is an extremely good size on the easterly elevation of the building benefiting from the morning sun. All balconies have high coverings, allowing in the sun, but also making them usable in inclement weather. The master bedroom has a walk-in wardrobe as well as fitted wardrobes and a large four piece beautifully fitted ensuite, bath/shower room. Bedroom two and three also have fitted wardrobes and are serviced by another large four piece shower/bathroom with stylish fittings and tiles. There is also a cloakroom for guests from the entrance hall. The entrance hall is laid out in such a way that the far section is fitted as a study and provides a bright and airy space with private direct access from the passenger lift as well as a staircase going to the floor below. The property benefits from UPVC double glazing, gas fired underfloor heating throughout, air-conditioning, ambient lighting, natural tone carpets and decor throughout, allocated parking space, +2 visitor spaces for the use of the block, secure bike store, and a lovely hidden landscaped communal garden area. The block is serviced by bright, contemporary and spacious communal hallways accessed by a video entry phone system, a passenger lift to all floors with private access to the penthouse, as well as electronic wrought iron gates with video entry phone which lead out to Burton Road. Another noteworthy feature which cannot be appreciated without being inside is the fact that being at treetop height, you have lovely sylvan views from every window and balcony.

- Six year old penthouse apartment with 3 large balconies/terraces and private lift access.
- 3 double bedrooms all with fitted furniture plus a walk-in wardrobe to the master bedroom as well as contemporary 4 piece en suite shower/bathroom. Generous main shower/bathroom with 4 piece suite also.
- Gas fired underfloor heating, air conditioning and fully double glazed.
- Spectacular vaulted ceilings in the lounge and kitchen/dining/day room and feature ceiling in the entrance hall.
- Immaculately presented throughout with natural tone décor, carpets, and blinds.
- Fully fitted kitchen with excellent range of quality integrated appliances, pop-up extractor and power board in the island unit, subtle ambient LED lighting around the splashback and a Quooker tap.
- Extensive storage cupboards in various areas including from the terraces, and in the hallway where one also houses the washing machine and tumble drier.

The current owners enjoy the fact that for them it's just a short walk to either Penn Hill or to Westbourne where there are shops, restaurants, and bars, less than three quarters of a mile away is Branksome Station, whilst just over a mile away is the beautiful sandy Branksome Chine Beach, which can be accessed via a picturesque walk along Branksome Chine. Set in a very convenient location, tennis courts at Wilderton Road are just half a mile away and naturally there are various marinas serving the area as well as Parkstone Golf Club, with bowls and sports clubs within easy reach.

Maintenance Charges £3987 per annum plus approx. £300 for insurance. Ground Rent £0

Tenure 993 year lease plus share of freehold.

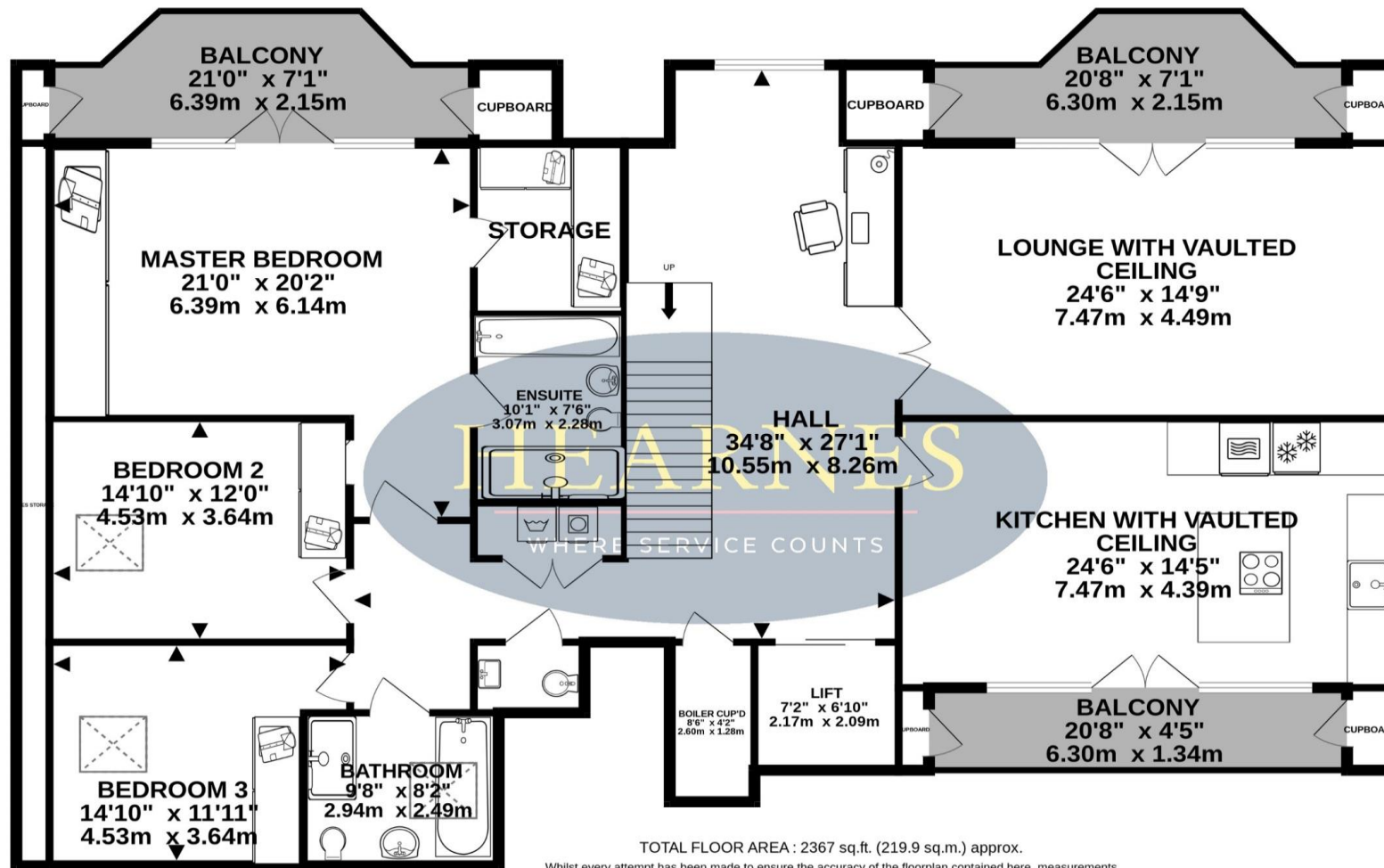
Council Tax Band G EPC Rating B







2367 sq.ft. (219.9 sq.m.) approx.



TOTAL FLOOR AREA : 2367 sq.ft. (219.9 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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Branksome Chine Beach



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