

**Kensington Court
9 Burton Road
Branksome Park, Poole, BH13 6DT**



Three-bedroom ground floor apartment with South facing conservatory/sun room, landscaped gardens and double garage, situated in the heart of Branksome Park and offered to the market with no forward chain.

O.I.E.O £500,000 Share of Freehold







Situation & Description

Kensington Court is a sought-after block situated in the prestigious Branksome Park district of Poole. Within walking distance of Westbourne village centre with its wide variety of shops and restaurants.

Approaching the building from Burton Road to your right is the visitor parking and garaging. Continuing straight on the path leads to the main front door.

Intercom system allows access into the building with the property being situated on the ground floor.

Entrance hall with ample storage area/cloakroom cupboard. From the entrance hall it leads through to the principle accommodation.

The living/dining room has a delightful dual aspect with outlook onto the well-tended communal garden. Sliding doors leading into the South facing conservatory/sun room.

The kitchen has a range of eye and low-level cupboards, integrated low-level oven with four ring gas hob and extractor above. Space and plumbing for washing machine and dishwasher, space for tall fridge/freezer.

There are three double bedrooms, two benefiting from fitted wardrobes and the third which has been used as a study has fitted office space with shelving and drawers. The master has en-suite shower room with three-piece suite, low flush WC, wash hand basin with vanity unit above and under and large shower cubicle. Door leading onto the private terrace.

The family bathroom completes the accommodation with fully tiled walls and white suite comprising WC, wash hand basin with vanity unit under, panelled bath and separate shower cubicle. Heated towel rail.

TENURE

Share of freehold – 999 years from 29/03/2006

Service charges - £3,122.38 per annum

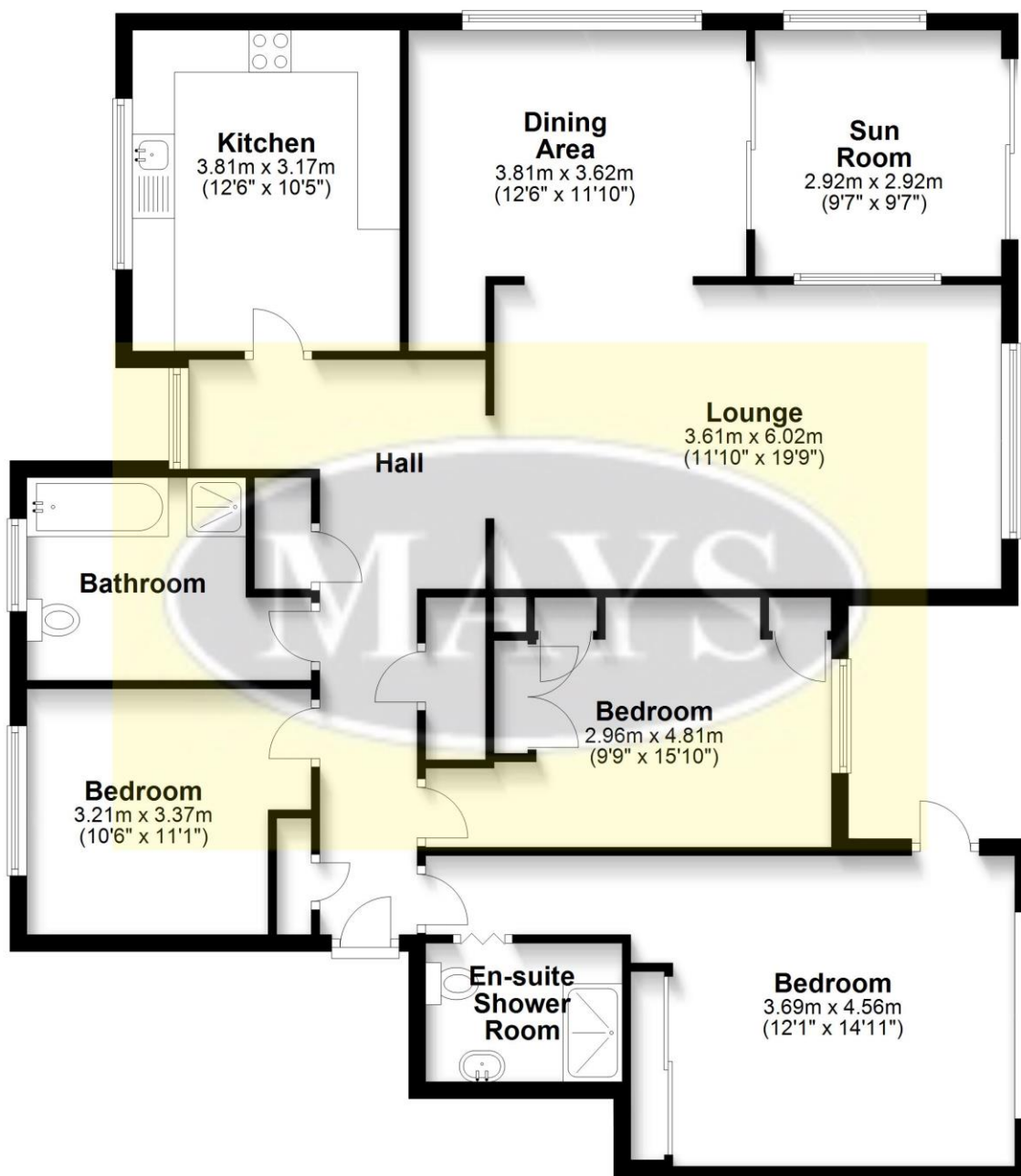
BCP Council - Tax Band D

FEATURES

- **Three double bedrooms**
- **Two reception rooms**
- **South facing conservatory/sun room**
- **Private terrace**
- **Double garage**
- **Pleasant outlook**
- **Light aspect**
- **Two bathrooms**
- **Visitor parking**
- **No forward chain**
- **Landscaped gardens**

Ground Floor

Approx. 127.0 sq. metres (1366.5 sq. feet)



Total area: approx. 127.0 sq. metres (1366.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement.

Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.







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New Developments (where applicable)

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