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(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan



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Flat 10, Elgin Court, 20 Tower Road, BRANKSOME PARK BH13 6HN

Guide Price £650,000

The Property
A rare opportunity to acquire this exceptionally spacious three bedroom penthouse apartment, perfectly positioned within an exclusive and secure gated development. Offering approximately 1,556 sq ft of beautifully presented living space, this remarkable home combines expansive, well proportioned accommodation and convenience in equal measure. The impressive layout is arranged around a light-filled living room which opens onto a private 17' south-westerly facing terrace, a tranquil spot to enjoy outside living. At the heart of the home is a superb 26' kitchen/dining room, thoughtfully designed with a comprehensive range of units and ample space for formal dining, a separate utility room adds to the practicality. There are three generously sized double bedrooms, including a luxurious master suite with a dedicated dressing area and an en-suite bathroom. The second bedroom also enjoys the benefit of an en-suite shower room, while the third bedroom is served by a family bathroom. Additional highlights include a private garage and covered carport and beautifully landscaped communal grounds. This outstanding penthouse represents a rare blend of space and privacy and offers an exceptional lifestyle for discerning buyers.

Elgin Court occupies a peaceful, leafy setting within the most sought after location of Branksome Park amongst homes of similar calibre. Just a short distance away are the charming villages of Canford Cliffs and Westbourne, both renowned for their vibrant mix of independent shops, stylish cafés, and diverse eateries as well as high street names such as Marks and Spencer food hall. For those who enjoy coastal living, the award-winning beaches are close by, offering miles of golden sand and a scenic promenade, perfect for leisurely walks, cycling, or relaxing by the sea. The area is also well catered for with bus services operating to surrounding areas and main line train stations at both Branksome and Bournemouth. Explore a little further and you will find spectacular gardens to visit and great golf to be enjoyed at Parkstone golf club.

- SECURITY ENTRY SYSTEM**
Door to communal entrance hall, stairs or lift to the second (top) floor.
- SPACIOUS ENTRANCE HALL**
Double opening storage cupboard with fusebox, further double opening storage cupboard housing tank and linen storage.
- LIVING ROOM**
18' 8" x 15' 0" (5.69m x 4.57m) Double glazed door to terrace/balcony, fireplace with matching hearth and mantle, wood flooring.
- TERRACE/BALCONY**
17' 0" x 6' 5" (5.18m x 1.96m) Private terrace with pleasant south westerly aspect
- KITCHEN/DINING ROOM**
26' 8" x 11' 3" (8.13m x 3.43m) Side window, comprehensive range of wall and base units, stone work top with inset sink drainer, inset 5 ring Neff gas hob, integrated Neff dishwasher, further range of wall cupboards with inset Neff double oven, inset Neff microwave, space for American style fridge freezer, tiled flooring, space for dining table and chairs, front aspect window.
- UTILITY ROOM**
7' 5" x 5' 8" (2.26m x 1.73m) Work surface with sink drainer, space and plumbing for washing machine and tumble dryer, wall cupboards, wall mounted gas boiler.
- BEDROOM ONE WITH DRESSING AREA**
15' 1" x 10' 10" (4.60m x 3.30m) Double glazed front window.
- DRESSING AREA**
11' 10" x 8' 4" (3.61m x 2.54m) Excellent range of built in wardrobes comprising two sets of doubles with adjacent single, further two sets of double robes.
- EN-SUITE BATH & SHOWER ROOM**
9' 8" x 8' 3" (2.95m x 2.51m) Side window, bath with side taps and hand held shower, shower cubicle with wall mounted shower, low level WC, vanity unit wit inset sink and cupboard under, heated towel rail, tiled flooring and walls.

- BEDROOM TWO**
12' 7" to wardrobe front x 12' 1" (3.84m x 3.68m) Double glazed window, built in wardrobes.
- EN-SUITE SHOWER ROOM**
8' 10" max x 4' 2" (2.69m x 1.27m) Recessed shower cubicle with wall mounted shower, wash basin, low level WC, heated towel rail.
- BEDROOM THREE**
12' 1" x 10' 8" (3.68m x 3.25m) Double glazed window, triple wardrobe.
- FAMILY BATHROOM**
Suite comprising bath, wash hand basin and w.c.
- GARAGE AND COVERED CARPORT**
Electric up and over door.
- OUTSIDE**
The development is set behind electronic gates. The communal areas are laid to lawn with well stocked flower and shrub borders. There are visitor parking spaces.
- MATERIAL INFORMATION**
Tenure - Share of Freehold
Length of Lease - 978 years remaining
Service Charge - £2632.20 per annum
Management Agent - HMS Property Management Services Ltd
Parking - Garage & Carport
Pets - Pets are considered only by prior agreement with the Freeholder, a licence is required
Holiday Lets - Not Permitted
Utilities - Mains Electric, Mains Gas, Mains Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band G
EPC Rating - C