

**17 Forest Road
Branksome Park, BH13 6DP**



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17 Forest Road, Branksome Park, BH13 6DP

(Share of freehold) PRICE £450,000

The Dene is a modern development of two blocks of apartments with houses to the rear, set behind electric gates and built in 2004. Flat 3 is situated on the first floor and has been beautifully refurbished throughout and offers 3 double bedrooms, ensuite shower room to the master, lounge/dining room, small balcony, modern kitchen, and family bathroom. The property is well presented and benefits from insulated engineered oak flooring throughout the entrance and living areas, new carpets, and tastefully decorated. The property enjoys a south/westerly aspect, making it bright and the balcony enjoys the afternoon sun.

- First floor 3 double bedroom apartment set in a desirable located within a gated community
- Beautifully presented accommodation that has recently been refurbished throughout with oak engineered flooring in the living areas, new carpets and tiled bathrooms
- Modern kitchen fitted in a range of white units with work tops over to include integrated Bosch 4 ring gas hob with extractor over, Hotpoint oven, fridge/freezer, Electrolux dishwasher, and Bosch washer dryer. There is a recently fitted Glow worm boiler along with tiled floors and tiled splashbacks
- Bright, dual aspect lounge/dining room with door to a balcony that enjoys the afternoon/evening sun
- Main bedroom with fitted mirrored wardrobes and fully tiled en suite shower room with vanity unit
- Further 2 bedrooms have fitted wardrobes
- Luxury, fully tiled family bathroom with shower over the bath
- Double glazing and gas central heating
- Passengers lift to all floors and video entry system
- Parking bay and bike storage store
- Electronic gates leading to the development



The Dene is set on Forest 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.

Maintenance fees: Approximately £2,000 pa to include window cleaning, internal cleaning, gardening,

Lease length: Share of freehold 150 years from 2004

COUNCIL TAX BAND: E

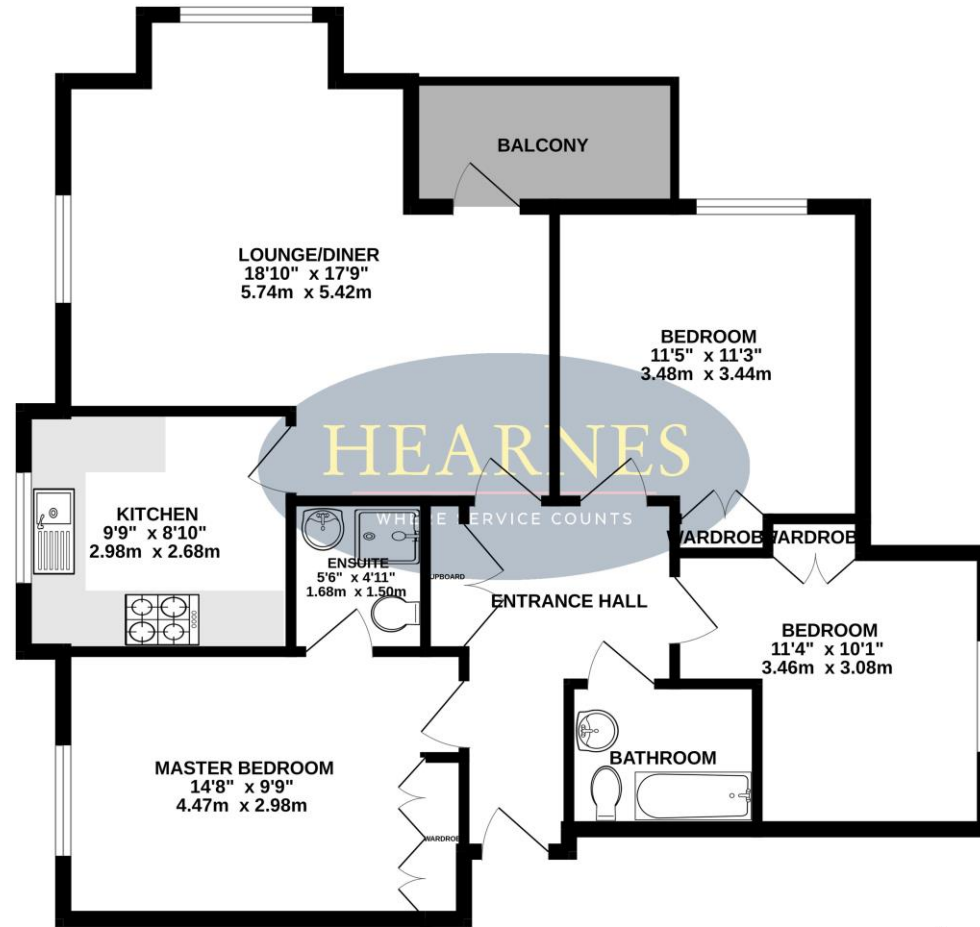
EPC RATE: B

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





851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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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