

Pine Park Mansions
1-2 Wilderton Road, Branksome Park BH13 6EB
£234,500 Share of Freehold

MAYS
ESTATE AGENTS





Property Summary

A spacious and well-presented two double bedroom third-floor apartment featuring a large southerly-facing balcony, garage, lift access and beautifully maintained communal gardens. Offered with a share of the freehold and no forward chain, this bright and generously proportioned home represents an excellent opportunity for a straightforward purchase.



Key Features

- Spacious third-floor apartment
- Two generous double bedrooms
- Bright and airy lounge/dining room
- Large southerly-facing private balcony
- Well-proportioned kitchen/breakfast room
- Modern shower room with separate WC
- Private garage
- Lift access to all floors
- Beautifully maintained communal gardens
- Share of freehold with a 999-year lease



About the Property

Are you searching for a spacious two double bedroom apartment offering generous proportions and excellent natural light? If so, this superb home could be exactly what you've been waiting for.

The well-appointed accommodation comprises an impressive lounge/dining room with direct access to a large southerly-facing balcony - perfect for enjoying the sun throughout the day. There is also a well-equipped kitchen/breakfast room, two generously sized double bedrooms, a modern shower room and a separate WC.

Situated on the third floor, this apartment further benefits from a garage, beautifully maintained communal gardens and lift access to all floors.

The property is offered with a share of freehold and the residue of a 999-year lease, providing long-term security and peace of mind. Additionally, it is available with vacant possession and no forward chain, ensuring a smooth and straightforward purchase.

Viewing is highly recommended to fully appreciate the space, light and lifestyle this fantastic home has to offer.

Tenure: Share of Freehold (with a 999-year lease)

Management Company: Rebbeck Bros Property Management The Square, 10 Exeter Road, Bournemouth BH2 5AN

Maintenance: Approximately £2400 per annum (paid quarterly in advance) including water, communal cleaning, communal electrics and general maintenance

No holiday letting or pets permitted

Utilities: Mains Electricity, Gas, Water & Sewerage

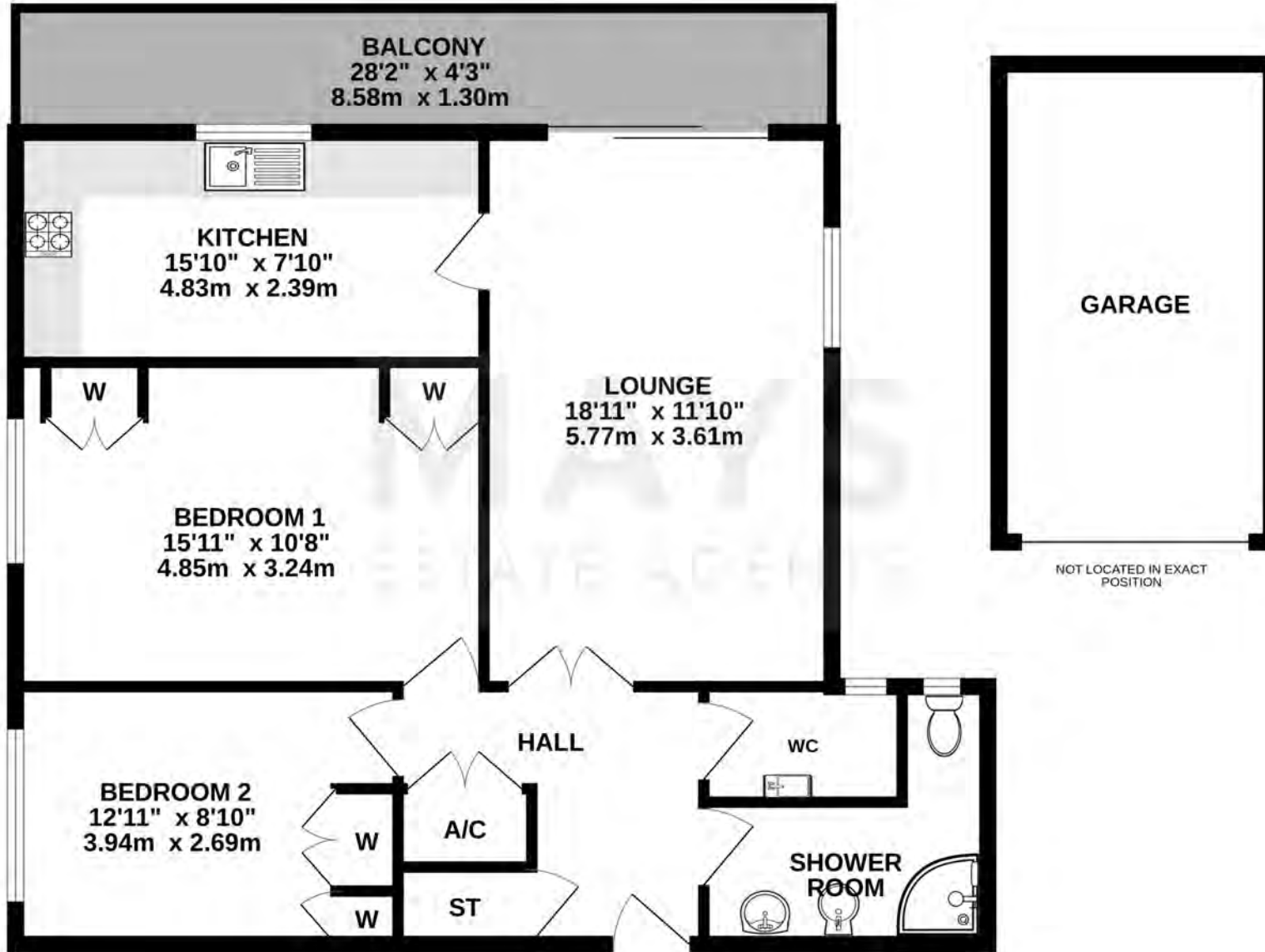
Broadband: Refer to Ofcom website Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138

NOT INCLUDING GARAGE

TOTAL FLOOR AREA : 840sq.ft. (78.0 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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About the Location

Much of Branksome Park falls within conservation areas as well as low density housing areas. Undoubtedly one of the most exclusive areas of Poole, it is known for its luxury houses set in spacious grounds and for its exclusive apartment blocks which are largely concentrated in specific areas east and west of The Avenue.

Sitting approximately midway between the town centres of Poole and Bournemouth, it is ideally located to take full advantage of the area's renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world-famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants.

Transport communications are excellent as the mainline railway station at Bournemouth and even closer at Branksome, provide services to London Waterloo. The start of the A338 is located approximately one mile away and offers access to the M27 giving direct access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also within easy reach and there is a ferry terminal at Poole Harbour with services to the Channel Islands and mainland Europe.

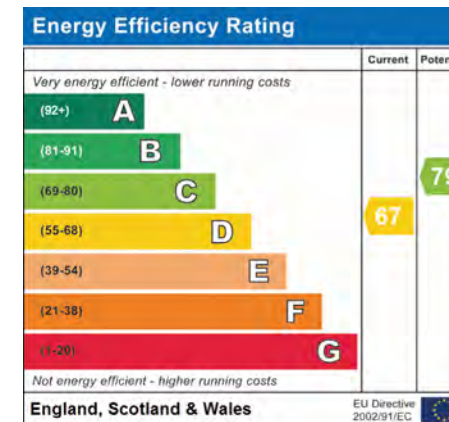
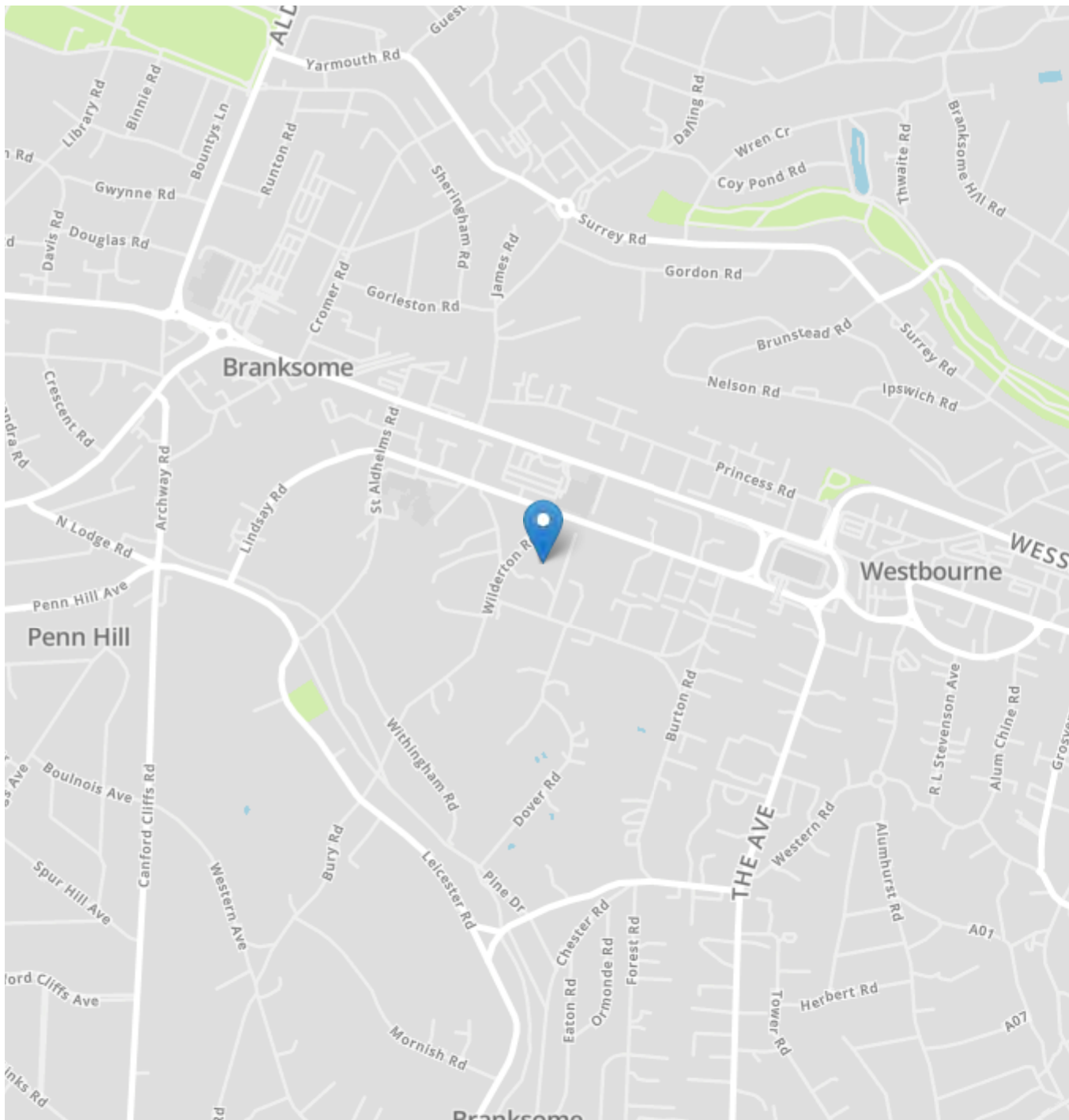


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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