



**Flat 3 Grovelands, 5 Burton Road,
Branksome Park, Poole, Dorset, BH13 6DT**

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SHARE OF FREEHOLD PRICE £500,000

A beautifully presented ground floor 2 double bedroom, 2 bathroom apartment, with 2 patios, forming part of this luxury gated development of just 10 flats, built 8 years old and set in this extremely popular location, close to Westbourne shops and many other local amenities. This immaculate home offers well planned, accommodation to include a generous kitchen/dining/day room with integrated appliances, separate utility room, cloakroom and both bedrooms having their own ensuite facilities. The property benefits from UPVC double glazing, fitted plantation shutters to some windows, gas fired underfloor heating throughout, tiled entrance hall, natural tone carpets and decor throughout. There is allocated parking space, plus 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 and wrought iron gates with video entry phone which led out to Burton Road. The flat is to be sold vacant, with no forward chain.



- Beautifully presented 2 double bedroom ground floor apartment
- Set in a luxury gated development approximately 8 years old
- Spacious open plan dual aspect lounge/dining/day room with feature bay window and door out to a patio
- Luxury kitchen fitted in a range of pale mushroom handle less units with work tops over, extending to form a breakfast bar. Integrated Siemens double oven, induction hob, extractor, dishwasher and fridge/freezer
- Separate utility room with plumbing and space for a washing machine and tumble dryer
- Master bedroom with recess for a pair of floor to ceiling wardrobes and door to ensuite fully tiled shower room with double walk-in shower
- Bedroom 2 having an en suite fully tiled bathroom with shower over the bath
- Attractive tiled entrance hall with cloakroom
- Gas central heating and underfloor heating throughout
- Double glazed windows with attractive plantation shutters to the front windows
- Sold vacant with no forward chain
- Off road parking bay and 2 visitor spaces



Grovelands is 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: None
Tenure: Approximately 992 year lease plus share of freehold.



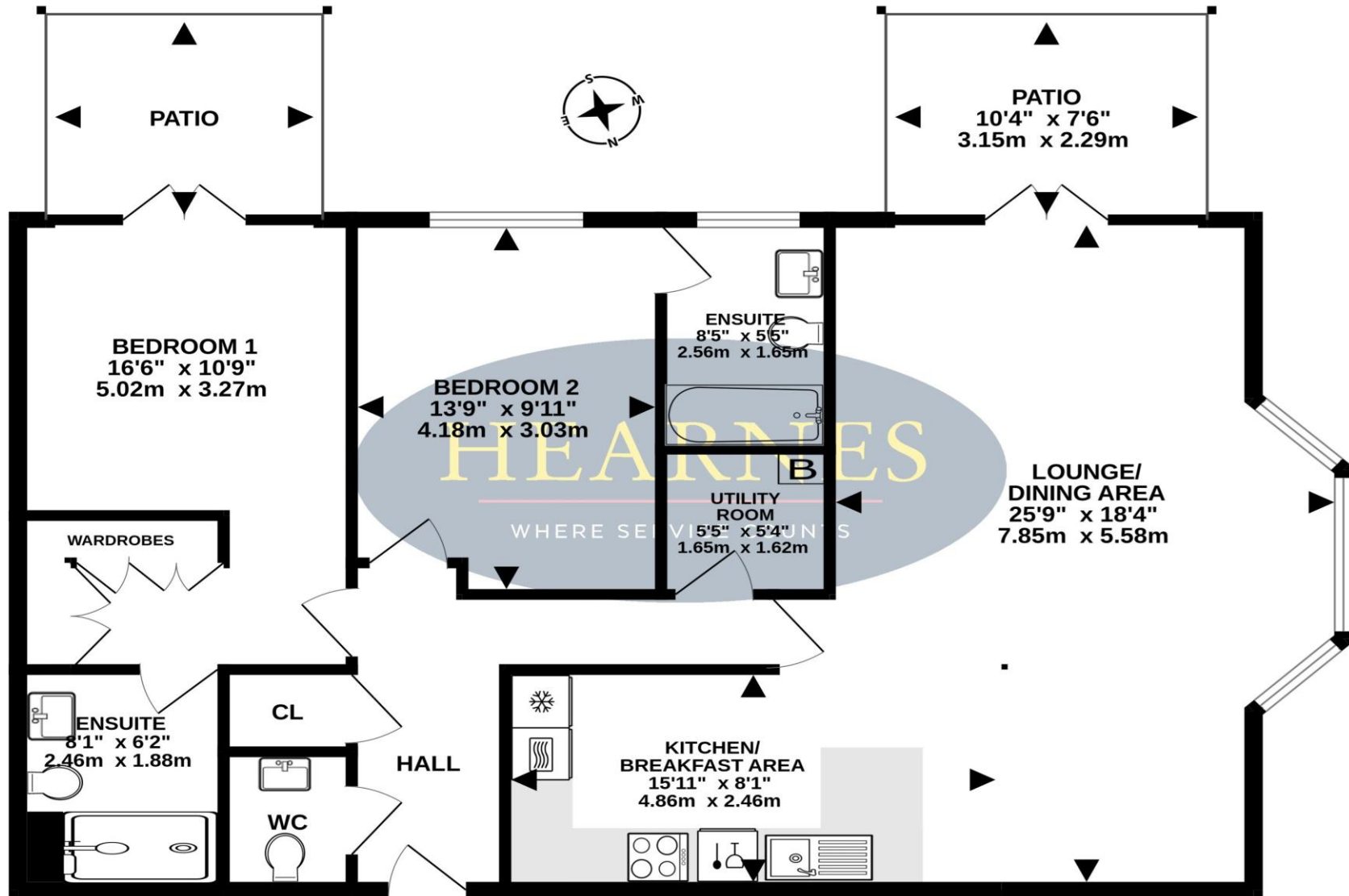
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



INCLUDING PATIO AREA

TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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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