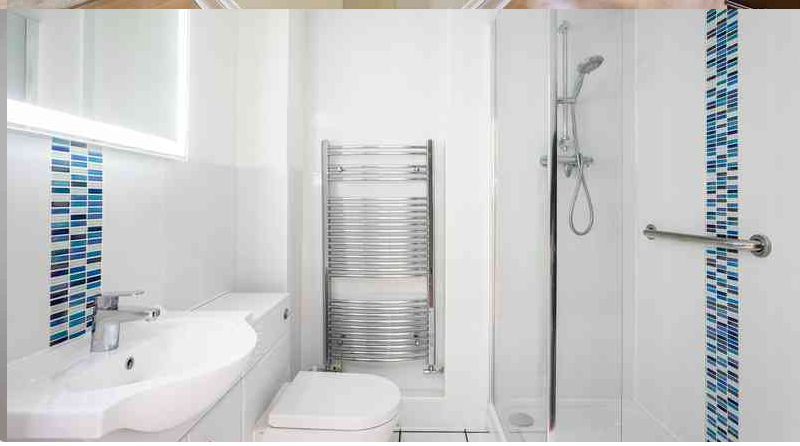
PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT

TRANSPARENT. BESPOKE. EFFECTIVE

FLAT 11, 52 BRANKSOME GATE, WESTERN ROAD,
POOLE, DORSET, BH13 6EX



£415,000

3 double bedroom Ground floor apartment

Modern Kitchen

Private patio area

Esuite to master

Family bathroom

L-shaped Lounge dining area

2 Parking spaces 1 secure

Band F: £2523.42

Approximately £3250 per annum paid half yearly which includes water rates. The owner is currently in the process of buying a share in the freehold at their expense. Ground rent £150.00

To be Advised

ABOUT THIS PROPERTY

A well presented 3 double bedroom ground floor apartment located in a prestigious block benefiting from a patio area. En-suite to Master, large L shaped lounge diner, modern kitchen, utility room and 2 parking spaces, one being underground. Offered with Vacant possession.

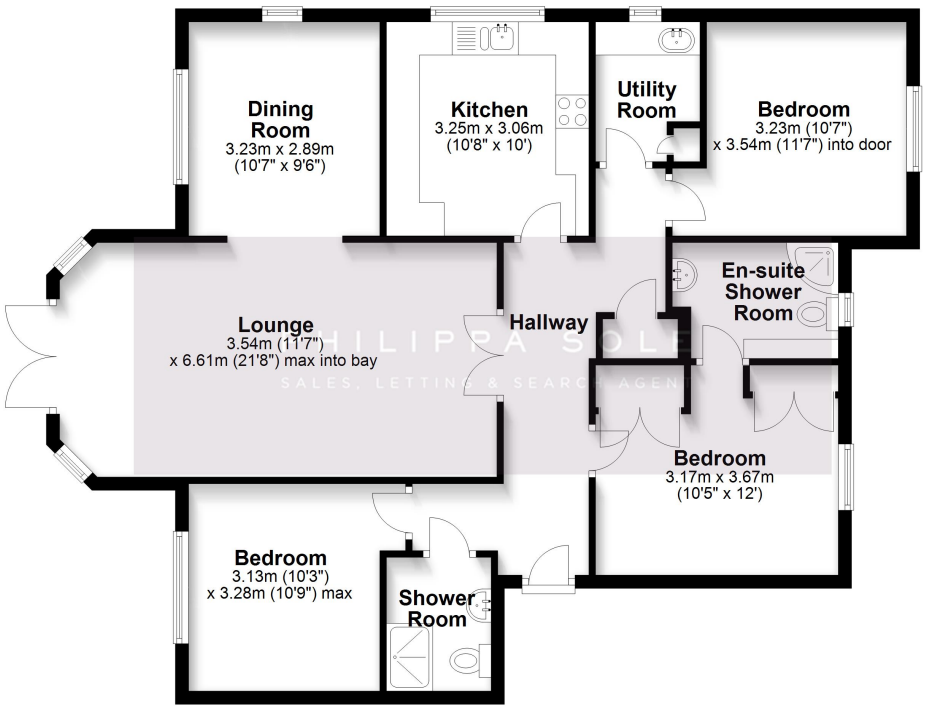
Approached via well maintained communal areas, this spacious ground floor flat enjoys access directly on to a patio area. The double aspect lounge overlooks the well maintained gardens and extends into the dining area. The modern fitted kitchen offers a range of integral appliances whilst the utility room houses the washing machine and tumble dryer, providing useful additional storage. The master bedroom has a range of fitted wardrobes and en-suite shower room, bedrooms two and three share the family bathroom. The apartment benefits from two parking spaces, one directly outside the front door and the other in the secure underground garaging which has lift access. The property has been well maintained with natural carpets and double glazing throughout and is offered with vacant possession. The owner is currently in the process of purchasing a share of the freehold at their cost.

LOCATION

Located in an enviable position being close to the local beach at Alum Chine yet just 500 metres from Westbourne town centre, with its bustling selection of restaurants, cafés, boutique shops as well as larger chains such as an M&S Food hall and Starbucks. The award-winning beaches of Alum Chine and Branksome Dene are just under a mile away. The local train station at Branksome provides a direct line into London Waterloo in under 2 hours. For wider shopping needs, Bournemouth and Poole are accessible via local bus routes.

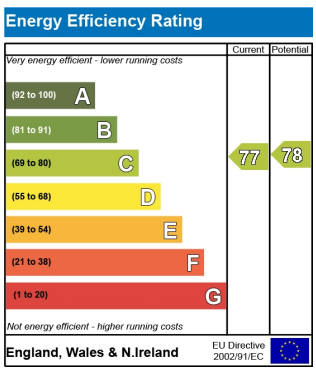
Ground Floor

Approx. 99.9 sq. metres (1075.5 sq. feet)



Total area: approx. 99.9 sq. metres (1075.5 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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