

FOR SALE

Flat 16, Branksome Gate, 52
Western Road, Branksome Park,
Poole, Dorset BH13 6EX



PHILIPPA SOLE



£445,000

3 Bedrooms

No forward chain

Well presented throughout

Family bathroom and en-suite shower room

Large L shaped lounge/diner with balcony access

2 secure underground parking spaces

Modern fitted kitchen plus separate utility

Ample visitors parking

Council Tax Band F - £3102.30

Service charge - approx £4,000 pa

Share of Freehold

About this property

A well presented, 3 double bedroom, second floor apartment located in a prestigious block benefiting from a balcony, en-suite to the principal bedroom, large L shaped lounge/dining room, modern kitchen, utility room and 2 secure underground parking spaces. 500m from Westbourne - offered with no forward chain.

Branksome Gate is a Mansion style development, positioned on beautifully maintained grounds with a mixture of mature flower borders and lawned communal areas, perfect for enjoying the sunshine throughout the day. A absolute bonus is the ample visitors parking and two secure underground parking spaces for this apartment.

On entering the development you are immediately aware of the exacting presentation and style in the communal areas which sets the tone and flow to be found throughout. The apartment is deceptively spacious, with three double bedrooms, all with fitted wardrobes and the principal with an en suite shower room. There is an additional bathroom room which services bedrooms 2 and 3. Without doubt the heart of this apartment is the large lounge which leads open plan into dining room and provides access to the south facing balcony. From here you enjoy the tree tops and elevated views over the grounds. The modern fitted kitchen offers an abundance of storage and a range of integrated appliances whilst the separate utility room has storage and space and plumbing for a washing machine. There is also a storage cupboard in the entrance hall as you enter the apartment. Lift and stairs to all levels including the secure underground garaging.

Agents note: Certain items are available to purchase subject to negotiation.

Location

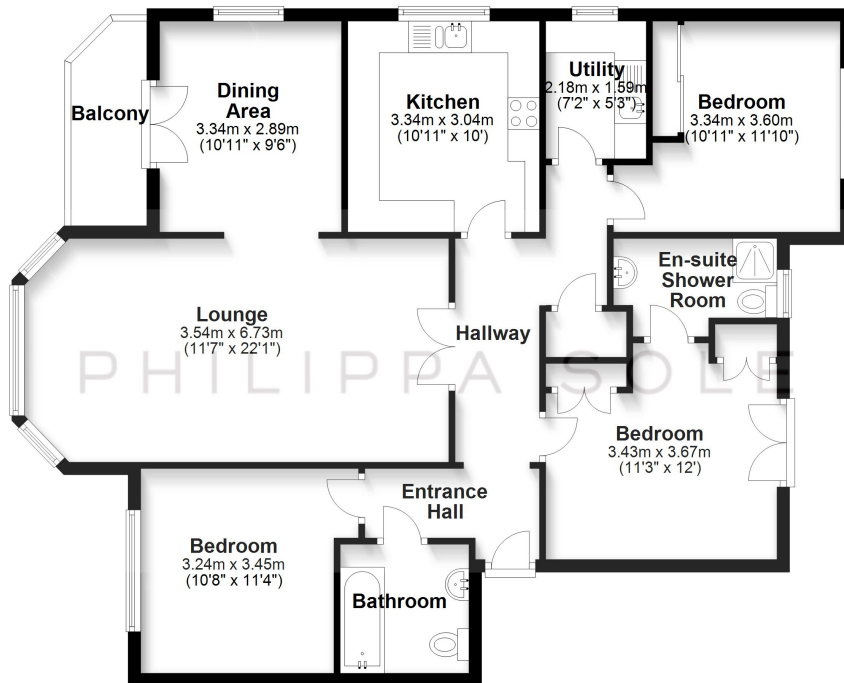
Located in an enviable position being close to the local beach at Alum Chine yet just 500 metres from Westbourne town centre, with its bustling selection of restaurants, cafés, boutique shops as well as larger chains such as an M&S food hall and Starbucks. The award-winning beaches of Alum Chine and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





Second Floor

Main area: approx. 103.4 sq. metres (1113.3 sq. feet)
Plus balconies, approx. 3.7 sq. metres (39.6 sq. feet)



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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.

Flat 16, Branksome Gate, 52 Western Road, -

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	80
England, Scotland & Wales		EU Directive 2002/91/EC	

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