

Lissenden

1 Burton Road, Poole BH13 6DS

Guide Price £315,000 Share of Freehold

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Property Summary

A superb purpose-built modern apartment, remodelled and tastefully refurbished throughout, enjoying a private south-facing balcony with views over immaculate communal gardens. Perfectly positioned in one of the area's most sought-after locations, it is just a short distance from the vibrant Westbourne Village and the sandy shores of Alum Chine.

Key Features

- Light, spacious & fully refurbished third floor apartment
- Communal entrance with stairs & elevator to the apartment
- Modern open-plan lifestyle space with a newly fitted kitchen
- Two double bedrooms with fitted wardrobes
- New spacious bathroom & separate WC
- New luxury flooring throughout
- 10 year warranty on new windows, energy-efficient boiler & water/heating systems
- South-facing private balcony overlooking well-maintained communal gardens
- Private garage
- No forward chain





About the Property

Upon entering the apartment, a welcoming hallway provides access to all rooms. The open plan living/dining/kitchen lifestyle space is filled with natural light with direct access to a south-facing private balcony overlooking the well-maintained communal gardens.

The modern kitchen is fitted with a comprehensive range of units, a hob and oven, an integrated dishwasher and fridge freezer, and has ample work surfaces for food preparation.

Both bedrooms are well-proportioned doubles with fitted wardrobes and are served by a newly installed modern bathroom with a separate WC.

This apartment also benefits from new luxury flooring throughout, 10 year warranties on the new windows, the energy-efficient boiler and the water/heating systems.

The well-maintained communal gardens create a delightful setting, enhancing the sense of peace and privacy. A private garage is allocated to the apartment.

No forward chain

Tenure: Share of freehold with a new 999 year lease Council Tax Band: C

Service Charge: Approximately £1987 per annum

We have been advised that a healthy sinking fund is in place, with a proportion already allocated for modernising the communal areas and refurbishing the balconies

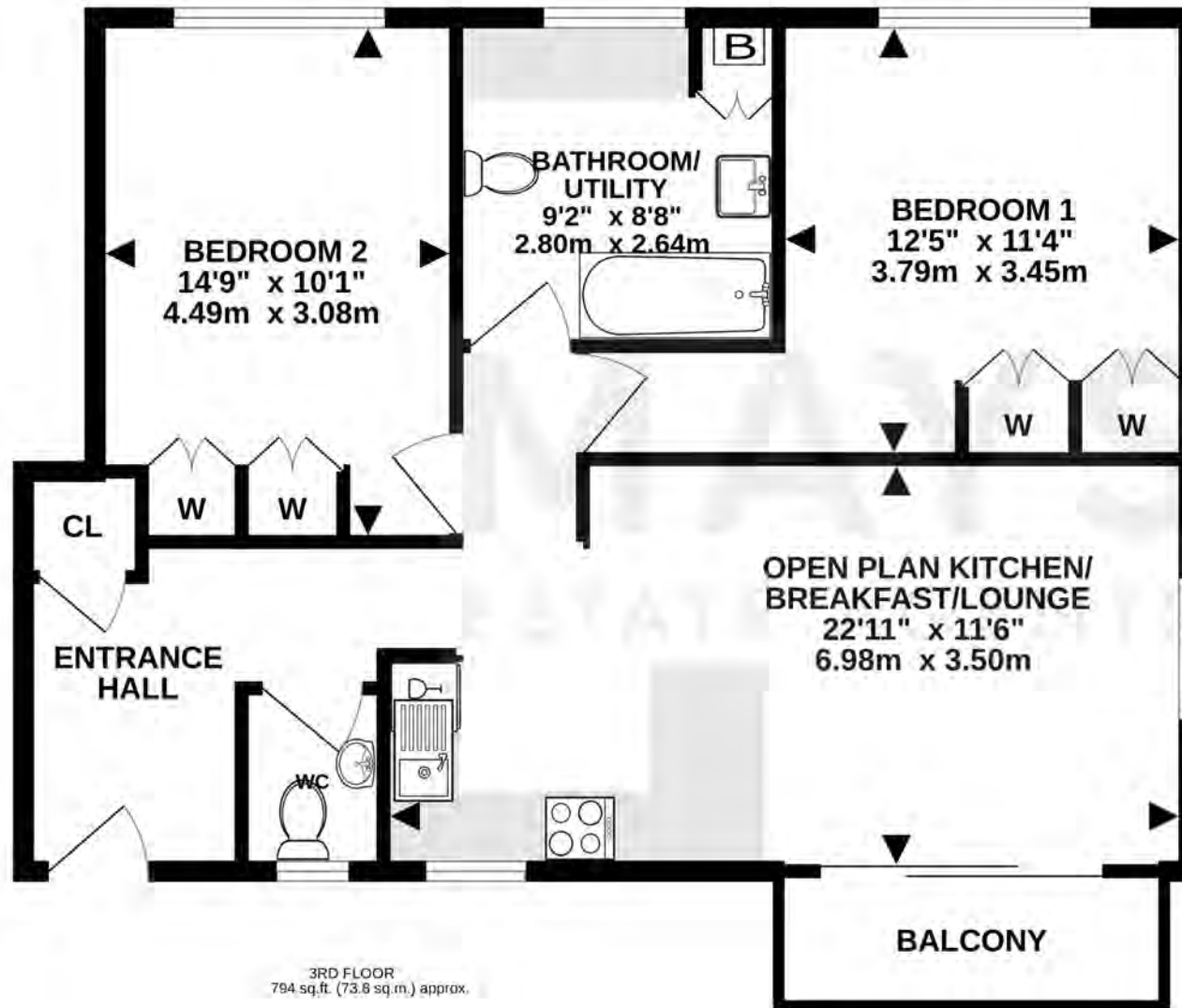
Notes: The development is reserved for the peaceful enjoyment of residents therefore holiday lets and pets are not permitted.



INCLUDING BALCONY AND OUTBUILDING

TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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3RD FLOOR
794 sq.ft. (73.8 sq.m.) approx.



OUTBUILDING
140 sq.ft. (13.0 sq.m.) approx.



About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches.

Access to the rest of the UK for a short break away is easy with good road links, mainline railway and coach stations with regular routes locally and to London.

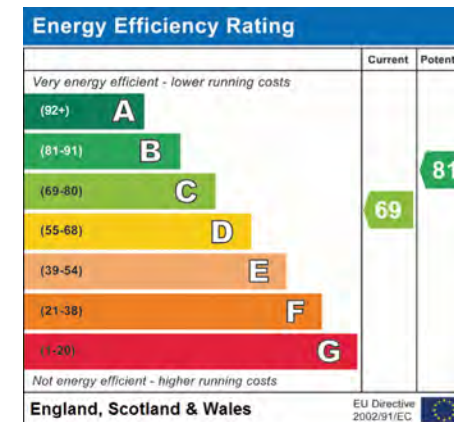
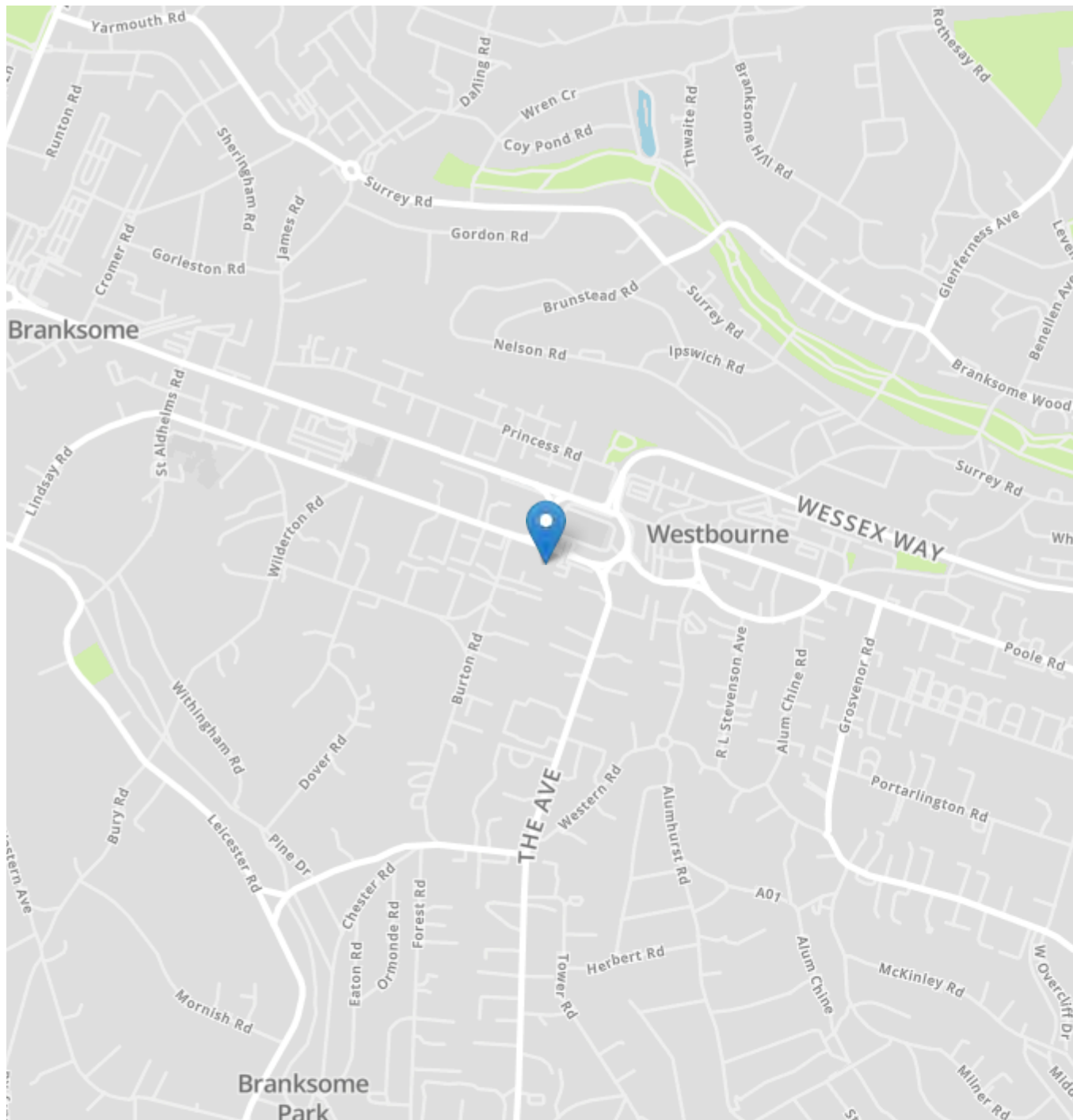


About Mays

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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.



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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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