



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Floor Plan



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292





Flat 2 Balcombe Place, 7 Balcombe Road, BRANKSOME PARK BH13 6DX

£650,000

The Property

Occupying a prime location moments from the beach, this exceptional apartment sits on the first floor of this exclusive gated development. As you step in to this home, you will see every corner has been meticulously designed to offer a stylish and contemporary living experience, from the sleek finishes to the tasteful decor, every detail reflecting quality and comfort. The impeccable interior, with emphasis focused on high end specification, features a beautiful living room with bifold doors and balcony, and a stunning kitchen/dining room also with doors to the balcony. The indulgent master bedroom is a lovely space to retreat to, complete with access to a balcony, a well-appointed dressing room with Lamco fittings, and a luxurious four piece en-suite. A generous second bedroom with its own en-suite shower room offers comfort and privacy for guests or family members and a versatile third bedroom can be adapted to suit your needs, whether as an additional sleeping area or home office, served by a principal shower room. Additional features include secure underground parking and together with a share of freehold this is a must see home for those seeking a premium lifestyle!

Balcombe Place is situated in this highly desirable location moments from glorious sandy shores and scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The vibrant village of Westbourne awaits, renowned for its welcoming community atmosphere and abundance of cafe bars, boutique shops and restaurants together with the usual high street names such as Marks and Spencer food hall. Alternatively walk the traditional Victorian arcade and browse the eclectic mix of shops and delis. Explore a little further and you will find spectacular gardens to visit and great golf to be enjoyed at the Parkstone golf club. With transport in mind, the area is well catered for with bus routes and main line rail stations at both Branksome and Bournemouth.

- COMMUNAL ENTRANCE**
With secure entry system and CCTV, stairs and lift to the first floor.
- ENTRANCE HALL**
Doors through to all principal rooms, storage and airing cupboard.
- LOUNGE**
17' 1" x 15' 3" (5.21m x 4.65m) With bi fold doors opening on to the balcony, window to the side aspect, two radiators.
- BALCONY**
27' 2" x 7' 5" (8.28m x 2.26m) Front and side facing with a pleasant south facing aspect and outlook, inset spotlights.
- KITCHEN/DINING ROOM**
16' 6" x 15' 6" (5.03m x 4.72m) Stunning kitchen/dining room equipped with a range of soft close units including wall and base with work tops over, Neff fridge/freezer, newly installed Neff dishwasher and newly installed AEG washing machine, oven and induction hob with extractor over, tiled floor, two radiators, ample space for table and chairs, double sliding doors to the balcony.
- BEDROOM ONE**
13' 7" x 10' 5" (4.14m x 3.18m) Radiator, sliding door to the balcony, doors to the en-suite and dressing room.
- BALCONY**
15' 8" x 6' 4" (4.78m x 1.93m) Accessed via both bedroom One and Bedroom Two with inset spotlights.
- DRESSING ROOM**
10' 4" x 5' 6" (3.15m x 1.68m) Hanging space with shelving and drawer units.
- EN-SUITE BATH & SHOWER ROOM**
Suite comprising of panelled bath, wall mounted wash hand basin, w.c., and oversize shower cubicle. Chrome heated towel rail.
- BEDROOM TWO**
13' 3" x 10' 5" (4.04m x 3.18m) Rear aspect window, large walk-in wardrobe, radiator, door to the balcony, door to the en-suite shower room.

- EN-SUITE SHOWER ROOM**
Suite comprising wall mounted wash hand basin, low level w.c. and shower cubicle. Heated chrome towel rail, window to the side aspect.
- BEDROOM THREE**
11' 4" x 9' 8" (3.45m x 2.95m) Side aspect window, radiator, T.V. point.
- FAMILY SHOWER ROOM**
Suite comprising corner shower cubicle, wall mounted wash hand basin and low level w.c. Chrome heated towel rail.
- COMMUNAL GROUNDS**
Balcombe Place occupies beautifully maintained grounds with central water feature and seating, interspersed with areas of planting.
- VISITOR PARKING**
Two spaces are available.
- TWO UNDERGROUND PARKING SPACES**
Secure electric double gates give way to driveway which leads to underground parking where two allocated parking spaces are conveyed with the property. Lock up store room.
- MATERIAL INFORMATION**
Tenure - Share of Freehold
Length of Lease - 999 years from 2009
Service Charge - £1,151.00 per quarter including Buildings Insurance, cleaning, general maintenance (we hold a full schedule on file).
Management Agent - Woodley & Associates
Holiday Lets & Pets - Neither are permitted under the terms of the lease
Parking - Two underground parking spaces
Utilities - Mains Electric, Gas and Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band F
EPC Rating - C