



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	39	
(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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Flat 53 Pine Park Mansions 1-3 Wilderton Road, BRANKSOME PARK, Dorset BH13 6EB

Offers in Excess of £285,000

The Property

Brown and Kay are delighted to offer for sale this superbly presented apartment located on the top floor in the sought after area of Branksome Park. The home has been upgraded by the current owner and now has many features to include secure entry, 17' (5.26m) lounge/dining room with access to full width balcony, stylish kitchen with integrated appliances, contemporary shower room and cloakroom, and two double bedrooms. Furthermore, there is the added benefit of a 26' (8.08m) tandem length garage, a share of the freehold and no forward chain making this an opportunity not to be missed.

Branksome Park is a sought after location, the property is conveniently located for walking distance to Westbourne village which offers an eclectic mix of cafe bars, restaurants and boutique shops together the usual high street names such as Marks and Spencer food hall. Glorious sandy beaches, perfect for a refreshing dip, are also close by and there you can enjoy a stroll along the promenade to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

COMMUNAL ENTRANCE HALL

Secure entry system through to the communal hall, stairs or lift to the top floor (6th).

ENTRANCE HALL

Double opening storage cupboard with upgraded water tank, storage area.

CLOAKROOM

Double glazed window, inset flush w.c., wash hand basin inset in to vanity unit, tiled walls and flooring.

LOUNGE/DINING ROOM

17' 3" x 12' 10" (5.26m x 3.91m) Double glazed triple windows with door leading to balcony, two slimline heaters.

FULL WIDTH BALCONY

With pleasant tree top view.

KITCHEN

11' 0" x 9' 2" (3.35m x 2.79m) Double glazed window with treetop outlook. Excellent range of wall and base units with Maple work surfaces with induction hob and matching twin oven under, integrated appliances to include dishwasher and frost free fridge/freezer, unit with pull out pantry style unit, tiled flooring and complimentary wall tiles.

BEDROOM ONE

13' 1" x 12' 8" (3.99m x 3.86m) Double glazed 'tilt and turn' window, slimline heater, walk-in wardrobe/cupboard also housing upgraded fuse box.

BEDROOM TWO

12' 10" x 11' 10" (3.91m x 3.61m) Double glazed window with pleasant tree top outlook, double glazed door to balcony, slimline heater.

BATHROOM

Beautifully appointed with oversize shower cubicle with wall mounted 'rainfall' shower, inset w.c.. and wash hand basin. Tiled flooring and complimentary wall tiles, mirror with integrated lighting and an anti-misting function, heated towel rail, and double glazed window.

OUTSIDE

Pine Park Mansions has such beautifully maintained grounds with various seating areas and secret garden.

GARAGE

26' 6" x 11' 7" (8.08m x 3.53m) Electric up and over door, power and lighting.

TENURE - SHARE OF FREEHOLD

Length of Lease - To be confirmed
Maintenance - £500 per quarter including water, sewerage and buildings insurance.

COUNCIL TAX - BAND D